

Planning Department Development Review Application

City of Coral Gables
Planning Department
405 Biltmore Way
Coral Gables, Florida 33134

Telephone: (305) 460-5211
Fax: (305) 460-5327
Email: planning@coralgables.com
Website: www.coralgables.com

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable).

The undersigned applicant(s)/agent(s) request the following (please check all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Amendment to previously approved Ordinance/ Resolution | <input type="checkbox"/> Development of Regional Impact – Notice of Proposed Change |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Planned Area Development |
| <input type="checkbox"/> Change of Zoning District | <input type="checkbox"/> Restrictive Covenants and/or Easements |
| <input type="checkbox"/> Comprehensive Land Use Plan Map – Small Scale Amendment | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Comprehensive Land Use Plan Map – Large Scale Amendment | <input type="checkbox"/> Site Plan – Mixed-Use |
| <input type="checkbox"/> Comprehensive Land Use Plan Text Amendment | <input type="checkbox"/> Separation/Establishment of a Building Site |
| <input type="checkbox"/> Conditional Use – Administrative Review | <input type="checkbox"/> Subdivision Review or Tentative Plat |
| <input type="checkbox"/> Conditional Use – Public Hearing Review | <input type="checkbox"/> Transfer of Development Rights Receiving Site Plan Application |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Univ. of Miami Campus Area Development Plan |
| <input type="checkbox"/> Development of Regional Impact | <input type="checkbox"/> Zoning Code Text Amendment |
| | <input type="checkbox"/> Other: _____ |

for the following address 997 N. Greenway Drive

for a parcel of land/project known as The Country Club of Coral Gables

Applicant(s)/Agent(s): Coral Grand L.L.C. / CCI Architects/Ted Faust

Applicant(s)/Agent(s) Mailing Address: 8240 SW 63 Court, Miami, FL 33143

Telephone: Business (305) 663-6797 Fax (305) 663-6701

Home () _____ Email tfaust@cciclubdesign.com

Property Owner: The City of Coral Gables

Property Owner Mailing Address: 405 Biltmore Way, Coral Gables, FL 33134

Telephone: Business (305) 460-5201 Fax (305) 460-5371

Home () _____ Email mjimenez@coralgables.com

Street/property address of the subject property: 997 N. Greenway Drive

Property name: The Country Club of Coral Gables

Legal description: Lot(s) 1-9 & 37-39

Block(s) 32 Section Coral Gables Section B Plat Book 5 PG. 111

Present land use classification(s): Religious / Institutional

Present zoning classification(s): HLD-S (Historic Landmark District-Special Use District)

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Required supporting information. Applicants are required to schedule a preapplication conference with Planning Department Staff. The items checked below are required to be submitted with this application. Please refer to the Planning Department Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. All correspondence must be submitted in typewritten form. The Planning Department reserves the right to request additional information as necessary. Preliminary Zoning Analysis must be submitted with application.

- Aerial.
 - Affordable Housing Plan.
 - Amended text (format). Provide the proposed changes of amended text utilizing underlining to denote additions and ~~strikethroughs~~ to denote deletions.
 - Amended text (justification). Provide a typewritten narrative description detailing justification for the request and the purpose of the amendment.
 - Annexation area property owners authorization petition.
 - Application fees
 - Application representation.
 - Architectural/building elevations.
 - Comprehensive Land Use Plan (CLUP) analysis.
 - Comprehensive Land Use Plan (CLUP) map.
 - Concurrency Impact Statement.
 - Department of Community Affairs Notice of Determination Letter.
 - Landscape plan.
 - Letter of determination. Submit a letter of determination from the Building and Zoning Department Development Review Official (DRO) stating whether or not the subject property is a single building site.
 - Location maps.
 - Massing model/3D computer model.
 - Miami-Dade County Conflict of Interest and Code of Ethics form completed for all application representatives.
 - Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
 - Photographs of existing uses/structure(s) and adjacent uses/streetscape.
 - Plat.
 - Property owners list.
 - Property survey
 - Public school preliminary concurrency analysis (residential land use/zoning applications only).
 - Site Plan.
 - Statement of use/site plan data summary.
 - Streetscape/Public Realm Plan.
 - Traffic Impact Statement or Traffic Impact Study.
 - Zoning Analysis – Preliminary (approved by Building and Zoning Department).
 - Zoning Map.
 - Other _____
-

Digital Media Requirements. All correspondence, mapping, charts, etc. associated with new and existing development review applications must be submitted in digital media format. The information shall be provided on compact disc in Adobe Portable Document Format (PDF). The media format requirements are as follows:

- a. Submission of two (2) compact discs (CDs) containing PDF files.
 - b. The discs shall be labeled on the top of the CD with the applicant(s) name, project name and date of submittal.
 - c. The CD shall contain a "Table of Contents" which identifies all PDF file name(s).
 - d. Each document on the CD shall be divided into separate PDF files to avoid the creation of large PDF files (i.e., application for site plan approval, site plan mapping, elevation drawing, etc.).
 - e. Maximum PDF file size is 10 Megabytes.
 - f. PDF quality. Please ensure that all document information is legible.
-

Affirmation. (I) (We) affirm and certify to all of the following:

- a. Authorize the applicant(s)/agent(s) identified herein to file this application and act on behalf of the property owner(s).
- b. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
- c. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
- d. Understand that the application, all attachments and fees become a part of the official records of the Planning Department and are not returnable.
- e. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
- f. All representatives of the application have registered with the Miami-Dade County Clerk's office as a lobbyist, in accordance with "Miami-Dade County Code," Section 2-11.1.
- g. Understand that additional costs may be incurred and assessed to applicants as a result of consultant fees paid by City to complete a comprehensive review of submitted applications or supplemental documentation including but not limited to the following consultant services: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees shall be assessed by the Department upon finalization of the application review. Failure to pay the above fees within 60 days of written notification of the City shall result in discontinuance of any further reviews, inspections, approvals, etc. or issuance of a stop work order, as applicable or other appropriate action as permitted under the provisions of the Zoning Code or Code of Ordinances.

Property Owner Name: Maria A. Jimenez	Property Owner Signature:	
Address: 405 Biltmore Way, Coral Gables, FL 33134		
Telephone: 305-460-5201	Fax: 305-460-5371	E-mail: mjimenez@coralgables.com
<input type="checkbox"/> Proof of Ownership (Submit Warranty Deed/Tax Record)		
NOTORIZATION		
STATE OF FLORIDA/COUNTY OF		
The foregoing instrument was acknowledged before me this _____ day of _____, _____, by		
(Signature of Notary Public – State of Florida)		
(Print, Type or Stamp Commissioned Name of Notary Public)		
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced		

Contract Purchaser Name:		Contract Purchaser Signature:	
Address:			
Telephone:	Fax:	E-mail:	
<input type="checkbox"/> Copy of executed contract			
NOTORIZATION			
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ (Signature of Notary Public – State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public)			
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			
Applicant/Agent's Name:		Applicant/Agent's Signature:	
CORAL GRAND L.L.C. / CCI ARCHITECTS / TED FAUST			
Address: 8240 SW 63 COURT, MIAMI, FL 33143			
Telephone: 305-663-6797	Fax: 305-663-6701	E-mail: tfaust@ccidubdesign.com	
Will the applicant be represented by an attorney at public hearing(s)?			
<input type="checkbox"/> Yes (please provide contact information)			
<input checked="" type="checkbox"/> No			
NOTORIZATION			
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ (Signature of Notary Public – State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public)			
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

STATEMENT OF USE

DATE OF SITE PLAN APPLICATION SUBMITTAL

July 30, 2009

LOCATION

The Country Club of Coral Gables
997 N. Greenway Drive
Coral Gables, Florida 33134

STATEMENT OF USE

The existing club will be remodeled for the uses as follows:

The main entry at the Porte Cochere will have two new pairs of grand entry doors that will be flanked by fountains with waterfalls. One will enter into the reception area or into the new enlarged pre-function area that will have a bar. There is also another smaller pre-function area. These serve as a gathering point before entering the banquet hall that can accommodate one large function or divided with operable walls for two functions.

The reception area will have two new private bridal suites for the bride's preparation for the wedding. There will also be an addition of a men's and women's restroom adjacent to the bridal suites. There is a corridor that enters into the administration area that will remain as it exists now. The second floor in this area has the existing Fitness Center and which one enters by the east existing Lobby. This also functions as the entry to the existing Pool and Locker Rooms.

The Alhambra Lounge will have the old bar removed and a new bar and new wood flooring wood flooring. The adjacent Fountain Room will also have new wood flooring installed. The corridor and secondary entry that serves these two rooms will have new granite tile installed. These rooms will serve for private functions or parties.

To the west is the existing entrance to the outdoor Fountain Plaza. In this area there will be the addition of the new Outside Colonnade Plaza using brick pavers and the new Colonnade with Trellis structure. This will allow for additional outside seating and tables. The new Colonnade with Trellis can be used for wedding processions and other functions.

The existing meeting room in the southwest corner of the building will be converted to the Liberty Café. This will be a self service café that serves Gelato, lattes, pizza, sandwiches, etc. Outside the café will be the addition of an Outside Café Seating Area using pavers and planting as screening. There are two Royal Palm trees that are existing and will remain here and new landscaping will be added. A new pair of doors will be added in place of the existing window to the west side of the Liberty Café.

The existing garden restaurant and bar will be converted to Nove Nove 7 Restaurant and Garden Seating Area. The garden bar at the higher level will be removed to allow for seating in this most desired area. A new Bar will be added at the lower level that will have a view window behind to the new wood fired pizza oven. There will be seating available outside on the pool deck for diners who can enjoy a spectacular view of the new Truss Frame with Lighted Waterfall installed over the radius section of the Pool. Additional outdoor dining will be available at the new Outdoor Restaurant Dining area using pavers and planting as screening. There is an existing Royal Poinciana and a Royal Palm that will remain and new landscaping will be added. There will also be a new Entry Stair and Doors to the Nove Nove 7 Restaurant and Garden Seating Area. Also a new pair of doors will be added in place of the existing window to the south side of the Entrance Arcade for wait staff to serve the outside diners.

The restaurant and café will be for use by members of community and membership is not required.

SITE PLAN DATA SUMMARY

DATE OF SITE PLAN APPLICATION SUBMITTAL

July 30, 2009

LOCATION

The Country Club of Coral Gables
997 N. Greenway Drive
Coral Gables, Florida 33134

PARKING PROVIDED (Existing)

Club Parking	114
City Parking (west lot on Granada)	10
<hr/>	
Total Spaces	124

COVERAGE

Site Area

139,767.67 SF (3.209 Acres)

Building Area (w/ New Addition)

Footprint = 33,345 SF

Coverage = 23.86 Percent (33,345 ÷ 139,767.67)

PROPOSED SQUARE FOOTAGE SUMMARY

Main Level	33,345 SF
Upper Level	4,882 SF
<hr/>	
Total	38,227 SF

EXISTING SQUARE FOOTAGE SUMMARY

Main Level	33,313 SF
Upper Level	4,882 SF
<hr/>	
Total	38,195 SF

ADDITIONAL SQUARE FOOTAGE SUMMARY

Conversion of 32 SF of covered area at Main Entrance to 32 SF of enclosed area

APPLICATION REPRESENTATION

DATE OF SITE PLAN APPLICATION SUBMITTAL

July 30, 2009

LOCATION

The Country Club of Coral Gables
997 N. Greenway Drive
Coral Gables, Florida 33134

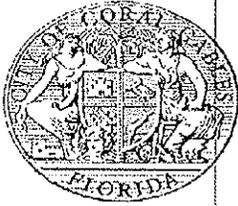
APPLICANT

Nick Di Donato B.A. Sc, P. Eng
President, Granada Grand L.L.C. (A Florida Limited Liability Corporation)
President & CEO, Liberty Entertainment Group
25 British Columbia Road, Exhibition Place
Toronto, ON M6K 3C3
T: 416.542.3789 F: 416.260.0598
www.libertygroup.com
nick@libertygroup.com

APPLICANT'S AGENT

Ted Faust
Senior Project Architect
Florida Office
CCI
8240 SW 63 Court
Miami, FL 33143
T: 305.663.6797 F: 305.663.6701
www.cciclubdesign.com
tfaust@cciclubdesign.com

Harry J. Chris
Chairman, CEO
FL Architect No. 0006128
Texas Office
CCI
1520 W Airport Fwy., Suite 200
Irving, TX 75062
T: 972.253-3583 F: 972.259.9664
hchris@cciclubdesign.com



CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS:

Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE:

To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name

TED FAUST

LOBBYIST

Print Your Business Name

CCI ARCHITECTS

Business Telephone Number

305-663-6797

Business Address

8240 SW 63 COURT MIAMI, FL 33143
ADDRESS CITY, STATE ZIP CODE

Print Name of Corporation, Partnership, or Trust:

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

THE COUNTRY CLUB OF CORAL GABLES, 997 N. GREENWAY DRIVE,
CORAL GABLES, FL 33134 ON BEHALF OF CORAL GRAND L.L.C./
NICK DI DONATO, PRESIDENT & CEO

I TED FAUST hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.

Signature of Lobbyist

Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared _____ to me well known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this _____.

_____ Personally Known

_____ Produced ID

Notary Public
State of Florida

For Office Use Only

Data Entry Date: _____, 20_____.

Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3587

AN ORDINANCE APPROVING SITE PLAN PURSUANT TO SECTION 3-11 OF ZONING CODE FOR "S", SPECIAL USE ZONED PROPERTY COMMONLY REFERRED TO AS THE COUNTRY CLUB OF CORAL GABLES AND LEGALLY DESCRIBED AS LOTS 1-9 AND 37-39, BLOCK 32, SECTION "B" (997 NORTH GREENWAY DRIVE); AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, after notice duly published, public hearings were held before the Planning and Zoning Board on April 10, 2002 and May 8, 2002 at which hearings all interested persons were afforded an opportunity to be heard on Application No. 02-02-037-P, submitted by Granada LLC, City of Coral Gables, owner, requesting site plan review for renovations and improvements to the Country Club of Coral Gables; and

WHEREAS, the City Commission after due consideration at its regular meeting of June 6, 2002 approved the site plan on first reading;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code," and in particular Section 3-11(a) which requires site plan approval by the City Commission, the plans submitted by Granada LLC., applicant, City of Coral Gables, owner, requesting site plan review for the property commonly referred to as the Country Club of Coral Gables and legally described as Lots 1-9 and 37-39, Block 32, Section "B" (997 North Greenway Drive), Coral Gables, Florida. The improvements include the enlargement of the existing kitchen, pre-function room, and second floor fitness room, and addition of meeting rooms, additional bathrooms, and installation of new landscaping and site improvements both on the property and public rights-of-way, and are hereby approved with the following conditions:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a. Site plan, building elevations, and building program prepared by Chris Consultants, originally dated May 17, 2002 and amended July 9, 2002.
 - b. Landscape plan prepared by Witkin Design Group, dated May 17, 2002.
 - c. Traffic impact study prepared by Civil Works, Inc., dated January 2002.
 - d. Any construction of new buildings, additions to existing buildings or changes to the plans and drawings referenced above unless specified herein shall require Planning and Zoning Board and City Commission review and final approval in ordinance form.
 - e. Improvements and/or conditions contained herein unless otherwise specified shall be completed at receipt of final Certificate of Occupancy.
 - f. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated April 4, 2002 and revised on May 1, 2002 and May 17, 2002.

2. Prior to issuance of a building permit all conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant subject to City Attorney review and approval.
3. The applicant, its successors or assigns, shall adhere to the following conditions:
 - a. Prior to the issuance of a building permit, the Draft Parking Agreement shall be approved by the City Attorney for the use of approximately 80 parking spaces at Granada Golf Course and pro shop, and 20 spaces within the City parking area on the southeast corner of the intersection of Alhambra Circle and Granada Boulevard. This Parking Agreement shall be reviewed by the City on an annual basis (January of each year) to determine changes, modifications, etc., as necessary to ensure the surrounding properties are not negatively impacted by off-site parking and circulation.
 - b. No standing, stopping or storage of vehicles shall be permitted associated with the use of the facility along Alhambra Circle rights-of-way, including but not limited to swale and median. The City will install the necessary no parking signage and enforce accordingly.
 - c. The management of the Country Club, its successors or assigns shall provide valet service for all events where it is determined that more than 120 vehicles will be stored and/or parked at the facility. Determination of the use of the valet parking shall be at the discretion of the Country Club management. If at any time it is determined that parking and traffic circulation during events causes negative impacts on the surrounding properties or neighborhood, the City may reconsider the application as a part of the public hearing process before the City Commission and reassess possible other alternatives or appropriate measures regarding the operation of the Country Club and/or parking management to correct any potential negative impacts.
 - d. Employees will be required to park at off-site parking facilities during major planned events and upon initiation of valet service as identified within the applicant's submittal package.
 - e. All truck deliveries will be made to the designated service area and shall be permitted from 7:00 a.m. to 7:00 p.m. Monday through Saturday. Trash removal shall only be permitted between the hours of 7:00 a.m. and 5:00 p.m. Monday through Saturday.
 - f. Trucks or other similar vehicles delivering or picking up goods, products, merchandise, etc. to the facility may not park or stop outside the confines of the identified service area. All such activities shall occur within the service area.
 - g. The service area and trash dumpster area shall be screened with an eight (8) foot high decorative screening gate, four (4) high masonry wall and continuous, thick eight (8) foot high (hedge) landscaping. The hedge shall be maintained in perpetuity at a height of eight (8) feet.
 - h. No outside storage of merchandise, goods or other products shall occur outside the confines of the service yard enclosure or any other portions of the site.
 - i. Landscaping that expires shall be replaced on a 1 to 1 ratio (caliber size lost shall be replaced with identical caliber). The selection of replaced materials, location and other applicable standards shall be subject to Public Service Director's review and approval.

- j. All costs associated with the installation and maintenance of landscaping, irrigation and any other improvements for the property and within the rights-of-way, etc., shall be the responsibility of the applicant.
- k. Parking lot night lighting shall be reduced after 2:00 a.m. to minimum allowable standard as established by the applicable Building Code.
- l. No amplified music or similar address/pager systems shall be permitted outside the confines of the building at any time (day or night).
- m. Hours of operation of the Country Club shall be between 7:00 a.m. and 1:00 a.m.
- n. No additional signage including, but not limited to, menu boards, special event advertising, etc., shall be permitted.
- o. No tables, chairs, umbrellas or any similar outdoor furnishings shall be permitted outside the Country Club between the structure and North Greenway Drive and Granada Boulevard.
- p. The existing Royal Poinciana tree in front yard of Country Club (between clubhouse main entrance and North Greenway Drive) shall be replaced with a new Royal Poinciana with minimum 16 to 18 feet in height at time of planting when existing tree is removed.
- q. Granada LLC shall submit to the Historic Preservation Department for consideration by the Historic Preservation Board and City Commission an application requesting a variance to close in and remove existing gate to the Country Club's service yard and construct a compatible wall of equal height to the existing perimeter wall. This variance request is necessary due to the relocation of the service yard entrance gate as presented on the proposed site plan.

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-THIRD DAY OF JULY, A.D.,
2002.

(Motion: Withers/Second: Cabrera)
(Yeas: Kerdyk, Withers, Anderson, Slesnick)
(Nay: Cabrera)
(Clerk's Item No. 17)

DONALD D. SLESNICK II
MAYOR

ATTEST:

JASON A. PLEMMONS
ACTING CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

City clerk's copy

**USE AGREEMENT BETWEEN THE CITY OF CORAL GABLES
AND THE COUNTRY CLUB OF CORAL GABLES**

THIS USE AGREEMENT, (hereinafter "Agreement") made and entered into this 2nd day of September, 2004, by and between the CITY OF CORAL GABLES, a municipal corporation of the State of Florida, (hereinafter the "CITY"), and the COUNTRY CLUB OF CORAL GABLES, INC., a Florida, not for profit corporation (hereinafter the "CLUB").

WITNESSETH:

WHEREAS, the CLUB is the Lessee of the property located at 997 North Greenway Drive and from time to time holds events that may require additional parking; and

WHEREAS, the Granada Golf Course and abutting right-of-ways are owned by the CITY and are located at 2001 Granada Boulevard adjacent to or in close proximity to the CLUB consisting of seventy-eight (78) parking spaces, the ("Parking Spaces") as set forth on Exhibit "A", attached hereto, as follows:

Along the South side of North Greenway Drive	17
Pro Shop Parking Lot	11
Along East side of Granada Boulevard	26
Along West side of Granada Boulevard	13
Along East side of Granada abutting North Parking Lot of Country Club	11
Total:	78

WHEREAS, the CITY will allow the CLUB non-exclusive use of the above-referenced Parking Spaces under the following terms and conditions:

- After 8:00 p.m. during the months of June-August
- After 7:00 p.m. during the months of September-December/April-May
- After 6:30 p.m. during the months of January-March
- On days when rain closes the Granada Golf Course (Golf Course) as determined by the City's Parks and Recreation Director
- Whenever the Golf Course might otherwise be closed for repairs, maintenance or City events as determined by the City's Parks and Recreation Director.
- At such times as may be approved by the City Manager.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

I.
RECITALS

All recitals are incorporated herein as if fully set forth.

II.
PARKING SPACES TO BE USED

CITY does hereby permit the CLUB to use, pursuant to the terms herein, the seventy-eight (78) parking spaces designated in the preamble hereto, hereinafter called the **PARKING SPACES**, lying and being in the City of Coral Gables, State of Florida, as set forth in Exhibit "A".

III.
TERM OF USE AGREEMENT

This Agreement shall be for one-year terms not to exceed 25 years unless extended. This Agreement may be extended by mutual agreement of the parties any time during the 25-year period referenced herein unless terminated by the City as provided in this Agreement. If at any time during the term of the **AGREEMENT**, the City Commission makes a determination that the **PARKING SPACES** are needed for a municipal purpose, this **AGREEMENT** shall terminate in accordance with the Termination provision contained herein.

IV.
USE OF PROPERTY

CLUB shall have non-exclusive use of the Parking Spaces for Country Club events that may require excess parking.

As set forth herein, the **PARKING SPACES** shall not be used for any unlawful or illegal business, use or purpose, or for any business, use or purpose which is immoral, disreputable, extra hazardous, or constitutes a nuisance of any kind (public or private).

No covenant, agreement, conveyance or other instrument shall be affected or executed by **CLUB** or any of its successors or assigns, whereby the **PARKING SPACES** or any portion thereof is restricted by the **CLUB**, or any successor in interest, upon the basis of race, color, religion, sex, sexual orientation or national origin in the sale, lease, use or occupancy thereof. **CLUB** shall comply with all applicable state and local laws in effect from time to time, prohibiting discrimination or segregation by reason of race, color religion, sex, or national origin in the use of the **PARKING SPACES**.

V.
IMPROVEMENTS

The **CLUB** shall reimburse the **CITY** or **CITY's** designee for costs associated with any improvements made by **CITY** to the **PARKING SPACES**, that are associated with the use of the **Parking Spaces** by the **CLUB** if caused by the negligent act or omission of the **Club**, its employees, members, guests, and/or its invitees. In the event the improvements on and to the **PARKING SPACES** should be destroyed or damaged by fire, windstorms, or other casualty, **CLUB** will be responsible to properly repair and restore the property if caused by the negligent act or omission of one of the **CLUB'S** members, invitees, employees, or guests. Except as set forth herein, all improvements shall be performed by the **City** at **City's** expense.

CLUB agrees that no construction, alterations or improvements may be undertaken by it upon **PARKING SPACES** without the express written agreement of the **CITY**. All work or improvements performed by **CLUB** shall be done in good and workmanship manner and in accordance with all applicable governmental permits, laws, ordinances and regulations. Upon the termination, cancellation or expiration of the **USE AGREEMENT**, or any extension thereof, all permanent improvements, in their then existing condition, shall become the property of **CITY**, or shall be removed by **CLUB** at **CITY'S** option except as specifically set forth herein.

VI.
COMPLIANCE WITH LAWS AND ORDINANCES

Throughout the term of this lease **CITY** and **CLUB** shall comply with all applicable laws, ordinances and codes of Federal, State and Local Governments, including the Americans with Disabilities Act, as the same may apply to this Agreement.

VII.
INDEMNIFICATION

CLUB shall indemnify and hold harmless the **CITY** and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and cost of defense, which the **CITY** or its officers, employees, agents and instrumentalities may incur as a result of claims, demands, suits, causes of actions, or proceedings of any kind or nature arising out of, relating to or resulting from the use of the **PARKING SPACES** by the **CLUB** or its employees, members, guests, and/or invitees, which arose by an act or omission of the **CLUB**, or its employees, members, guests and/or invitees. **CLUB** shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the **CITY**, where applicable, including appellate proceedings, and shall pay all costs, judgments and attorney's fees which may issue thereon.

VIII.
CITY'S CONTROL OF LAWSUITS

The parties agree that in any lawsuit brought in its name or defended in its name, **CITY** must retain all final control and authority of the lawsuit. Therefore, in any lawsuit envisioned in this agreement in which **CITY** is a party, **CITY** retains full control of the lawsuit, including but not limited to selection of counsel and full authority to determine what legal actions or positions may be asserted to the courts in the name of **CITY** and the full authority to settle or compromise any claim. City shall not settle any claim without the consent of Club.

IX.
INSURANCE

The **CLUB** shall obtain, maintain, and keep in full force and effect during the term of the Agreement the following insurance:

- a. Comprehensive general liability insurance with broad form endorsement, including automobile liability, personal injury liability with limits of \$1,000,000.00 combined single limit per occurrence for bodily injury and property damage. Said policy or policies shall be endorsed to name the City as additional insured and shall be subject to approval by the City manager.
- b. The above insurance is to be placed with Best-rated A-8 or better insurance companies.
- c. Certified copies of all policies and related endorsements shall be delivered to City at or before the execution of this Agreement.

X.
ENTRY TO PARKING SPACES BY THE CITY
TO INSPECT PARKING SPACES

The **CITY**, or any of its agents, shall have the right to enter upon said Parking Spaces during all reasonable hours to examine the same, or to inspect, repair, and/or maintain. Such entry shall not unreasonably disturb the occupants thereof, however, it is hereby agreed and understood that safety and maintenance of the property is paramount and will take precedence over any other activity in the **PARKING SPACES**.

XI.
TERMINATION

CLUB shall have the right to terminate this Agreement by giving **CITY** written notice sixty (60) days prior to the effective date of such termination. In the event of termination by the **CITY**, **CITY** shall provide **CLUB** with written notice sixty (60) days prior to the effective date of such termination.

Except where shorter time frames are provided in this Agreement, CITY shall provide CLUB with written notice of any failure to perform or comply with the terms and conditions contained herein to be performed by that party. If CLUB fails to cure, or make a reasonable effort to cure, said default within thirty (30) days, CITY shall give CLUB notice of such fact and shall have the right to terminate this Agreement.

CLUB shall provide CITY with written notice of any failure to perform or comply with the terms and conditions contained herein to be performed by CITY. If CITY fails to cure, or make a reasonable effort to cure, said default within thirty (30) days, CLUB shall give CITY notice of such fact and shall have the right to terminate this Agreement.

XII. LIBERAL INTERPRETATION TO PROTECT CITY

The purpose of this Agreement is to protect CITY from any direct or indirect expenses that may arise from any claim stemming directly or indirectly from this Agreement. Accordingly, this Agreement will be liberally interpreted to protect CITY from the expenses, damages, costs, attorney's fees and expenses of such claims that would not have arisen but for the Agreement. Any and all provisions of law that might require or suggest a strict construction of this document, which would lessen the protections provided to CITY, or limit or restrict such protections, are hereby waived by the parties. The provisions of this Agreement shall be severable and if any part is deemed illegal and void, the remainder of the Agreement shall continue to have full force and effect.

XIII. REVIEW OF AGREEMENT

This Agreement shall be reviewed by the City on an annual basis (January of each year) to determine changes, modifications, etc., as necessary to ensure the surrounding properties are not negatively impacted by off-site parking and circulation. If at any time it is determined that parking and traffic circulation during events causes negative impacts on the surrounding properties or neighborhood, the City may reconsider the Agreement as part of a public hearing process before the City Commission and reassess other alternatives including the termination of the same.

XIV. RIGHT OF WAYS

No standing, stopping or storage of vehicles shall be permitted associated with the use of the Club along Alhambra Circle Right of Ways, including but not limited to swale and median. The City will install the necessary no parking signage and enforce accordingly.

XV.
VALET PARKING

The management of the Club, its successors or assigns shall provide valet service for all events where it is determined that more than 124 vehicles will be stored and/or parked at the facility. Determination of the use of the valet parking shall be at the direction of the Country Club Management. If at any time it is determined that parking and traffic circulation during events causes negative impacts on the surrounding properties or neighborhood, the City may reconsider the application as a part of the public hearing process before the City Commission and reassess possible other alternatives or appropriate measures regarding the operation of the Country Club and/or parking management to correct any potential negative impacts.

XVI.
EMPLOYEES PARKING

Employees will be required to park at off-site parking facilities depicted on Exhibit B attached hereto during major planned events and upon initiation of valet service.

XVII.
NOTICE AND GENERAL CONDITIONS

All notices or other communications which shall or may be given pursuant to this Use Agreement shall be in writing and shall be delivered by personal service or by registered mail addressed to the parties at their respective addresses indicated below or as the same may be changed in writing from time to time. Such notice shall be deemed given on the day on which personally served, or if by mail, on the fifth day after being posted or the date of actual receipt, whichever is the earlier.

In the case of notice or communication to **CITY**:

City of Coral Gables
Office of the City Manager
405 Biltmore Way
Coral Gables, Florida 33134

cc: City Attorney,
Public Works Director
405 Biltmore Way
Coral Gables, FL 33134

2. In the case of notice or communication to **CLUB**:

President and General Manager
The Country Club of Coral Gables

997 North Greenway Drive
Coral Gables, FL 33134

XVIII.
SURRENDER OF PARKING SPACES

Upon expiration or other termination of this AGREEMENT, CLUB shall immediately surrender possession of the PARKING SPACES to CITY in substantially the condition existing at the commencement of this Agreement except for reasonable wear and tear. If, within ten (10) days following surrender of PARKING SPACES, CLUB fails to repair or replace any damage to the PARKING SPACES caused by CLUB, its agents, employees or invitees as notified by the CITY, CITY may, at its option, cause all required maintenance, repairs or replacements to be made, which costs CLUB shall pay to the CITY within ten (10) days after receipt of written notice from City for reimbursements.

XIX.
FORCE MAJEURE

Notwithstanding any of the provisions of this Agreement to the contrary, and except as provided herein, neither the CLUB or the CITY, as the case may be, nor any successor in interest, shall be considered in breach of or in default of any of its obligations, including but not limited to the preparation of the Property for development, or the beginning and completion of construction of the Improvements, or progress in respect thereto, in the event of unavoidable delay in the performance of such obligations due to strikes, lockouts, acts of God, unusual delay in obtaining or inability to obtain labor materials due to governmental restrictions, enemy action, civil commotion, fire, sabotage, unavoidable casualty or other similar causes beyond the reasonable control of a party. The party seeking the benefit of the provisions of this Article shall, within sixty (60) days after such party shall have become aware of such unavoidable delay, give notice to the other party thereof in writing of the causes thereof and the time delayed.

XX.
DEFAULT PROVISIONS

CITY shall provide CLUB with written notice of any failure to perform or comply with the terms and conditions contained herein to be performed by CLUB. Should CLUB fail to cure default within thirty (30) days of receipt of written notice, or does not provide the CITY with a written response within thirty (30) days after written notification, indicating the status of CLUB's resolution of the violations and providing for a schedule to correct all deficiencies, the CITY shall have the right to terminate this Agreement upon ten (10) days additional written notice.

CLUB shall provide CITY with written notice of any failure to perform or comply with the terms and conditions contained herein to be performed by CITY. If CITY fails to cure default within thirty (30) days of receipt of written notice, or does not provide the CLUB with a written response within thirty (30) days after written notification, indicating the status of CITY's resolution of the violations and providing for a schedule to correct all deficiencies, the CLUB shall have the

right to terminate this Agreement upon ten (10) days additional written notice.

This Agreement shall be enforceable in a Court of Law.

XXI.
NON-DISCRIMINATION

CLUB agrees that there will be no discrimination against any person based upon race, color, sex, religious creed, ancestry, national origin, mental or physical handicap, in the use of the **PARKINIG SPACES** and improvements thereof.

XXII.
AMENDMENTS

CITY and **CLUB**, by mutual agreement, shall have the right, but not the obligation, to amend this Agreement. Any and all amendments shall be effective only if in writing and signed by City Manager after approval of City Commission and **CLUB** and shall be incorporated as part of this Agreement.

XXIII.
CONSTRUCTION OF AGREEMENT

This Agreement shall be construed and enforced according to the laws of the State of Florida.

XXIV.
SEVERABILITY

In the event any paragraph, clause or sentence of this Agreement or any future amendment is declared invalid by a court of competent jurisdiction, such paragraph, clause or sentence shall be stricken from the subject Agreement and the balance of the Agreement shall not be affected by the deletion thereof.

XXV.
WAIVER

No waiver of any provision hereof shall be deemed to have been made unless such waiver is in writing and signed by **CITY** and **CLUB**. The failure of any party to insist upon strict performance of any of the provisions or conditions of this Agreement shall not be construed as waiving or relinquishing any such covenants or conditions, but the same shall continue and remain in full force and effect.

XXVI.
ASSIGNMENT OF AGREEMENT

This Agreement shall not be transferred, assigned or otherwise conveyed to any other party

without the prior, express written consent of the City Commission.

**XXVII.
ENTIRE AGREEMENT**

This Agreement represents the entire agreement between the parties.

**XXVIII.
SUCCESSORS AND ASSIGNS**

This Agreement shall be binding upon the parties herein, their legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Use Agreement to be executed the day and year first written.

By authority of Ordinance

As to:

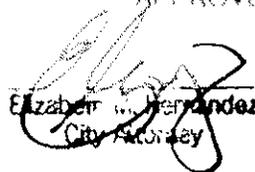
No. _____ passed and adopted
By the Coral Gables City
Commission on ____ day of
_____, 2003

CITY OF CORAL GABLES

David L. Brown, City Manager

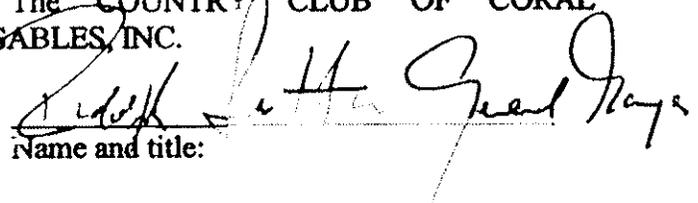
ATTEST:

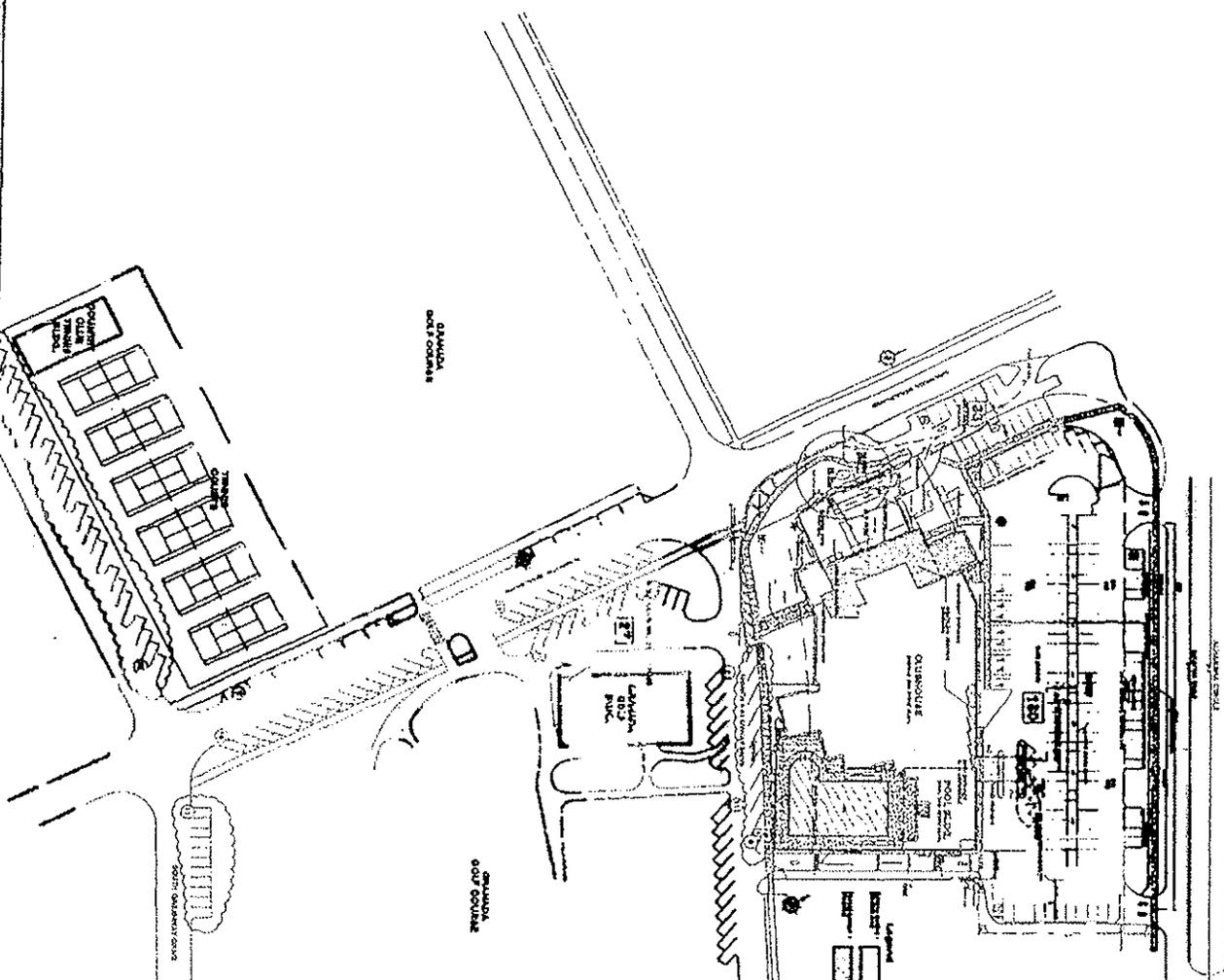
Walter J. Foeman
City Clerk

APPROVED

Elizabeth W. Hernandez
City Attorney

Date

As to:
The COUNTRY CLUB OF CORAL
GABLES, INC.


Name and title:



Parking Count

Parking Spaces	184
Club Parking Spaces Off Site	188
Total Parking Spaces	372

Legend

- ① Number of Parking Spaces
- ② 241 Parking Spaces with Valet Parking
- ③ 421 DAMAGED ON-SITE & OFF-SITE PARKING

Valet Parking Notes

1. Areas Prohibited for the Use of Valet Parking Shown Circled =
2. First Priority Use North Main Club Parking Lot
3. Total Estimated Valet Parking Spaces = 240

CCI

Chris Consultants
 11111 1st Ave. N.W.
 Palm Beach, FL 33411
 Phone: 561-833-1111
 Fax: 561-833-1112
 Website: www.chrisconsultants.com

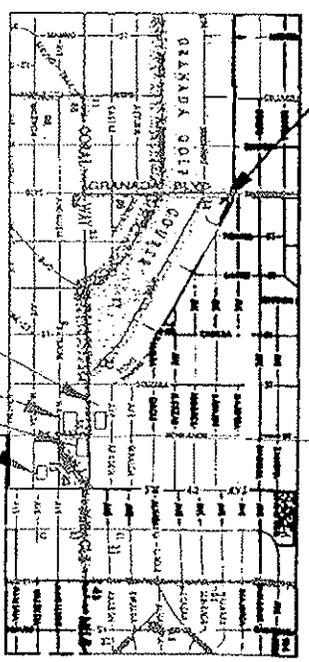
Off-Site & On-Site Parking Site Plan

Project # - 12345
 Date: 11/15/2008

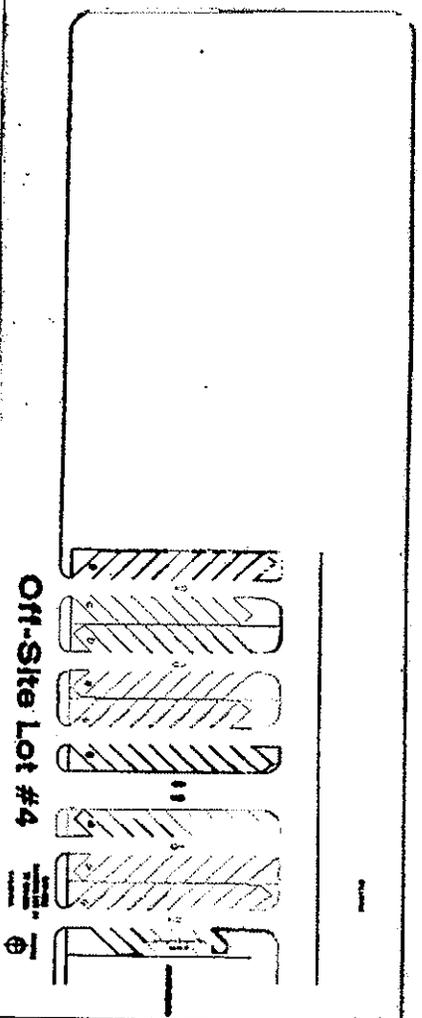
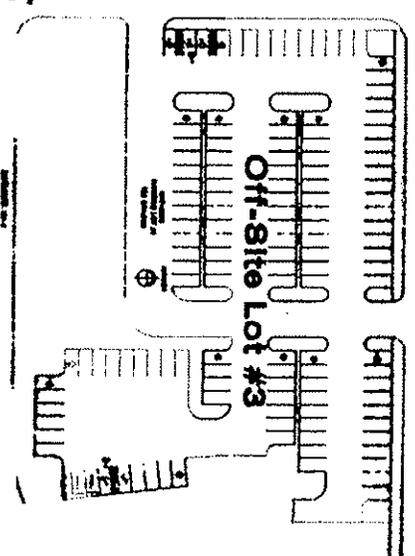
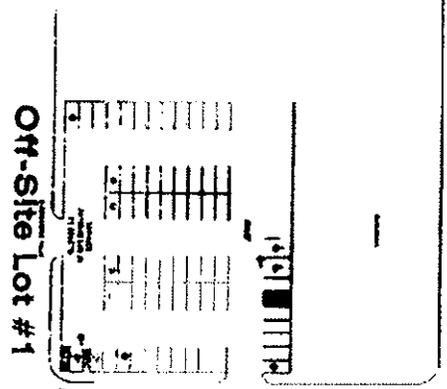
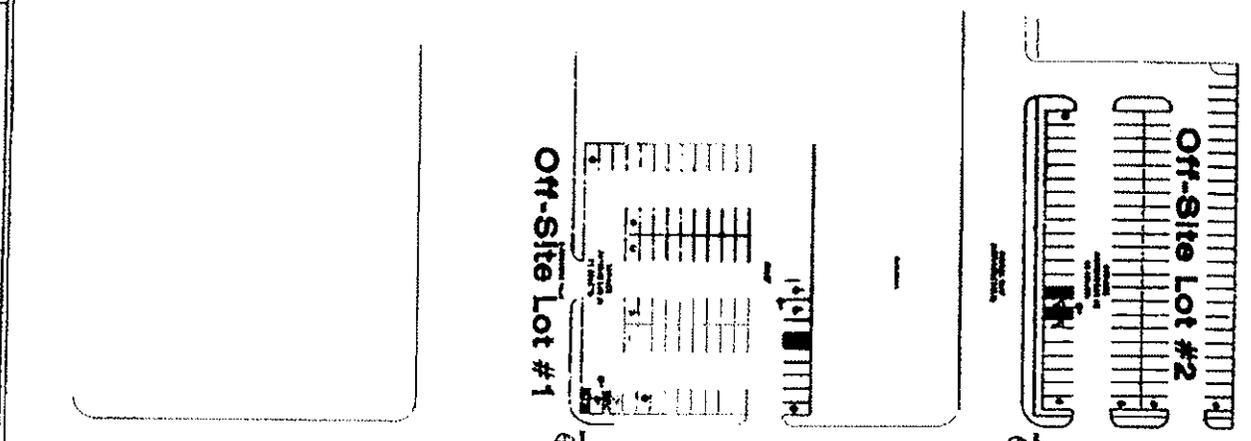
Additional Alterations to
Country Club of Coral Gables
 Coral Gables, Florida

DWG. No.
17

PROJECT LOCATION



LOT #2
 LOT #1
 LOT #3
 LOT #4
LOCATION MAP KEY



CCI
 Chris Consultants
 H.L. O'NEILL, JR., P.E.
 1000 N. W. 10th Street, Suite 100
 Fort Lauderdale, Florida 33304
 Phone: (954) 561-1100
 Fax: (954) 561-1101
 Email: cci@cci.com

Off-Site Parking Lots #1, 2, 3 & 4
 Added to 305-259-9586
 April 25, 2005

Additions & Alterations to
Country Club of Coral Gables
 Coral Gables, Florida



CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3587

AN ORDINANCE APPROVING SITE PLAN PURSUANT TO SECTION 3-11 OF ZONING CODE FOR "S", SPECIAL USE ZONED PROPERTY COMMONLY REFERRED TO AS THE COUNTRY CLUB OF CORAL GABLES AND LEGALLY DESCRIBED AS LOTS 1-9 AND 37-39, BLOCK 32, SECTION "B" (997 NORTH GREENWAY DRIVE); AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, after notice duly published, public hearings were held before the Planning and Zoning Board on April 10, 2002 and May 8, 2002 at which hearings all interested persons were afforded an opportunity to be heard on Application No. 02-02-037-P, submitted by Granada LLC, City of Coral Gables, owner, requesting site plan review for renovations and improvements to the Country Club of Coral Gables; and

WHEREAS, the City Commission after due consideration at its regular meeting of June 6, 2002 approved the site plan on first reading;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code," and in particular Section 3-11(a) which requires site plan approval by the City Commission, the plans submitted by Granada LLC., applicant, City of Coral Gables, owner, requesting site plan review for the property commonly referred to as the Country Club of Coral Gables and legally described as Lots 1-9 and 37-39, Block 32, Section "B" (997 North Greenway Drive), Coral Gables, Florida. The improvements include the enlargement of the existing kitchen, pre-function room, and second floor fitness room, and addition of meeting rooms, additional bathrooms, and installation of new landscaping and site improvements both on the property and public rights-of-way, and are hereby approved with the following conditions:

Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:

- a. Site plan, building elevations, and building program prepared by Chris Consultants, originally dated May 17, 2002 and amended July 9, 2002.
- b. Landscape plan prepared by Witkin Design Group, dated May 17, 2002.
- c. Traffic impact study prepared by Civil Works, Inc., dated January 2002.
- d. Any construction of new buildings, additions to existing buildings or changes to the plans and drawings referenced above unless specified herein shall require Planning and Zoning Board and City Commission review and final approval in ordinance form.
- e. Improvements and/or conditions contained herein unless otherwise specified shall be completed at receipt of final Certificate of Occupancy.
- f. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated April 4, 2002 and revised on May 1, 2002 and May 17, 2002.

- 2 Prior to issuance of a building permit all conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant subject to City Attorney review and approval.
- 3 The applicant, its successors or assigns, shall adhere to the following conditions:
 - a. Prior to the issuance of a building permit, the Draft Parking Agreement shall be approved by the City Attorney for the use of approximately 80 parking spaces at Granada Golf Course and pro shop, and 20 spaces within the City parking area on the southeast corner of the intersection of Alhambra Circle and Granada Boulevard. This Parking Agreement shall be reviewed by the City on an annual basis (January of each year) to determine changes, modifications, etc., as necessary to ensure the surrounding properties are not negatively impacted by off-site parking and circulation.
 - b. No standing, stopping or storage of vehicles shall be permitted associated with the use of the facility along Alhambra Circle rights-of-way, including but not limited to swale and median. The City will install the necessary no parking signage and enforce accordingly.
 - c. The management of the Country Club, its successors or assigns shall provide valet service for all events where it is determined that more than 120 vehicles will be stored and/or parked at the facility. Determination of the use of the valet parking shall be at the discretion of the Country Club management. If at any time it is determined that parking and traffic circulation during events causes negative impacts on the surrounding properties or neighborhood, the City may reconsider the application as a part of the public hearing process before the City Commission and reassess possible other alternatives or appropriate measures regarding the operation of the Country Club and/or parking management to correct any potential negative impacts.
 - d. Employees will be required to park at off-site parking facilities during major planned events and upon initiation of valet service as identified within the applicant's submittal package.
 - e. All truck deliveries will be made to the designated service area and shall be permitted from 7:00 a.m. to 7:00 p.m. Monday through Saturday. Trash removal shall only be permitted between the hours of 7:00 a.m. and 5:00 p.m. Monday through Saturday.
 - f. Trucks or other similar vehicles delivering or picking up goods, products, merchandise, etc. to the facility may not park or stop outside the confines of the identified service area. All such activities shall occur within the service area.
 - g. The service area and trash dumpster area shall be screened with an eight (8) foot high decorative screening gate, four (4) high masonry wall and continuous, thick eight (8) foot high (hedge) landscaping. The hedge shall be maintained in perpetuity at a height of eight (8) feet.
 - h. No outside storage of merchandise, goods or other products shall occur outside the confines of the service yard enclosure or any other portions of the site.
 - i. Landscaping that expires shall be replaced on a 1 to 1 ratio (caliber size lost shall be replaced with identical caliber). The selection of replaced materials, location and other applicable standards shall be subject to Public Service Director's review and approval.

- j. All costs associated with the installation and maintenance of landscaping, irrigation and any other improvements for the property and within the rights-of-way, etc., shall be the responsibility of the applicant.
- k. Parking lot night lighting shall be reduced after 2:00 a.m. to minimum allowable standard as established by the applicable Building Code.
- l. No amplified music or similar address/pager systems shall be permitted outside the confines of the building at any time (day or night).
- m. Hours of operation of the Country Club shall be between 7:00 a.m. and 1:00 a.m.
- n. No additional signage including, but not limited to, menu boards, special event advertising, etc., shall be permitted.
- o. No tables, chairs, umbrellas or any similar outdoor furnishings shall be permitted outside the Country Club between the structure and North Greenway Drive and Granada Boulevard.
- p. The existing Royal Poinciana tree in front yard of Country Club (between clubhouse main entrance and North Greenway Drive) shall be replaced with a new Royal Poinciana with minimum 16 to 18 feet in height at time of planting when existing tree is removed.
- q. Granada LLC shall submit to the Historic Preservation Department for consideration by the Historic Preservation Board and City Commission an application requesting a variance to close in and remove existing gate to the Country Club's service yard and construct a compatible wall of equal height to the existing perimeter wall. This variance request is necessary due to the relocation of the service yard entrance gate as presented on the proposed site plan.

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-THIRD DAY OF JULY, A.D.,
2002.

(Motion: Withers/Second: Cabrera)
(Yeas: Kerdyk, Withers, Anderson, Slesnick)
(Nay: Cabrera)
(Clerk's Item No. 17)

DONALD D. SLESNICK II
MAYOR

ATTEST:

JASON A. PLEMMONS
ACTING CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

PHOTOGRAPHS ON CD

DATE OF SITE PLAN APPLICATION SUBMITTAL

July 30, 2009

LOCATION

The Country Club of Coral Gables
997 N. Greenway Drive
Coral Gables, Florida 33134

PICTURE

1-15, 17

19-21

16, 18

22-26

27-29,34-35

30, 57-61

36-38, 69-71

42-44, 49-54, 98

45-47

55-56

62-68, 76-78, 82-85, 92-97

72

73-75

79-80

81, 99-100, 106-108

101-105

86-91

LOCATION

South Elevation-N. Greenway

South Elevation-Inside Screenwall At Pool

Next Door Neighbor-N. Greenway

Granada Golf Across Street N. Greenway

Across The Street Granada

West Elevation-Granada

Across Street Alhambra

West Elevation-Inside Screenwall

Looking North In Service Yard

North Elevation Gates To Service Yard

North Elevation

Next Door Neighbor Alhambra

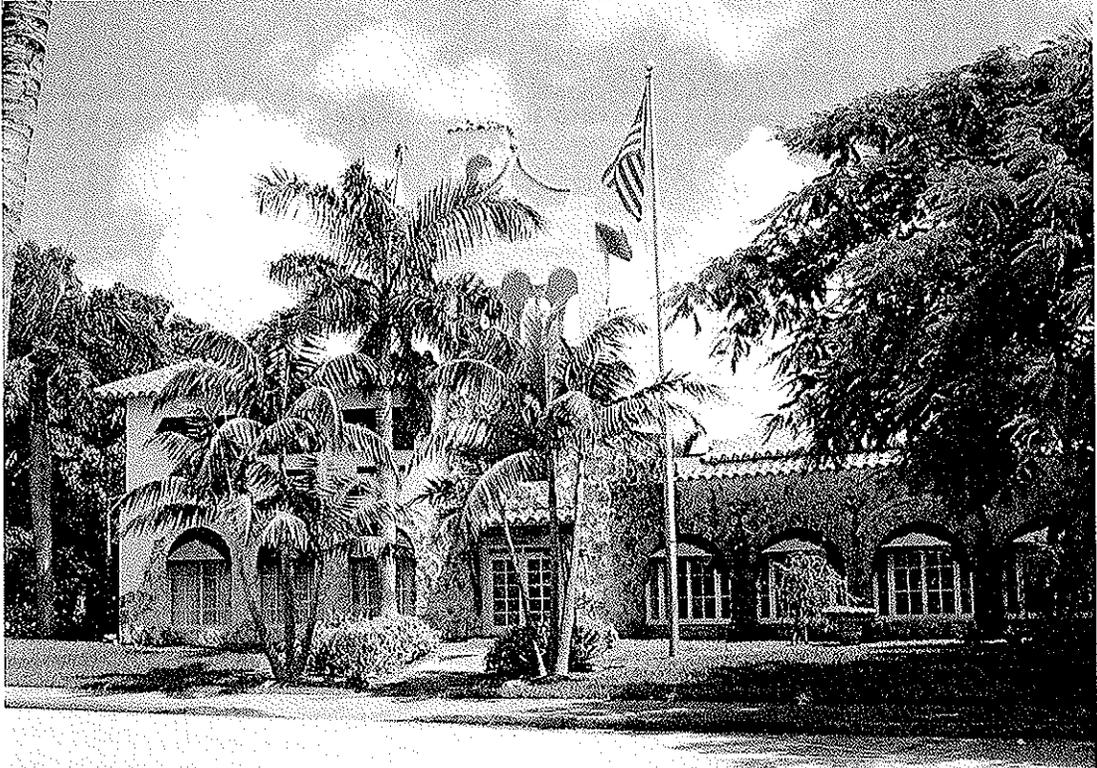
North Elevation Screenwall/Trees-Alhambra

Looking West At North Parking Lot

East Elevation

East Elevation Inside Screenwall At Pool

North Elevation Porte Cochere



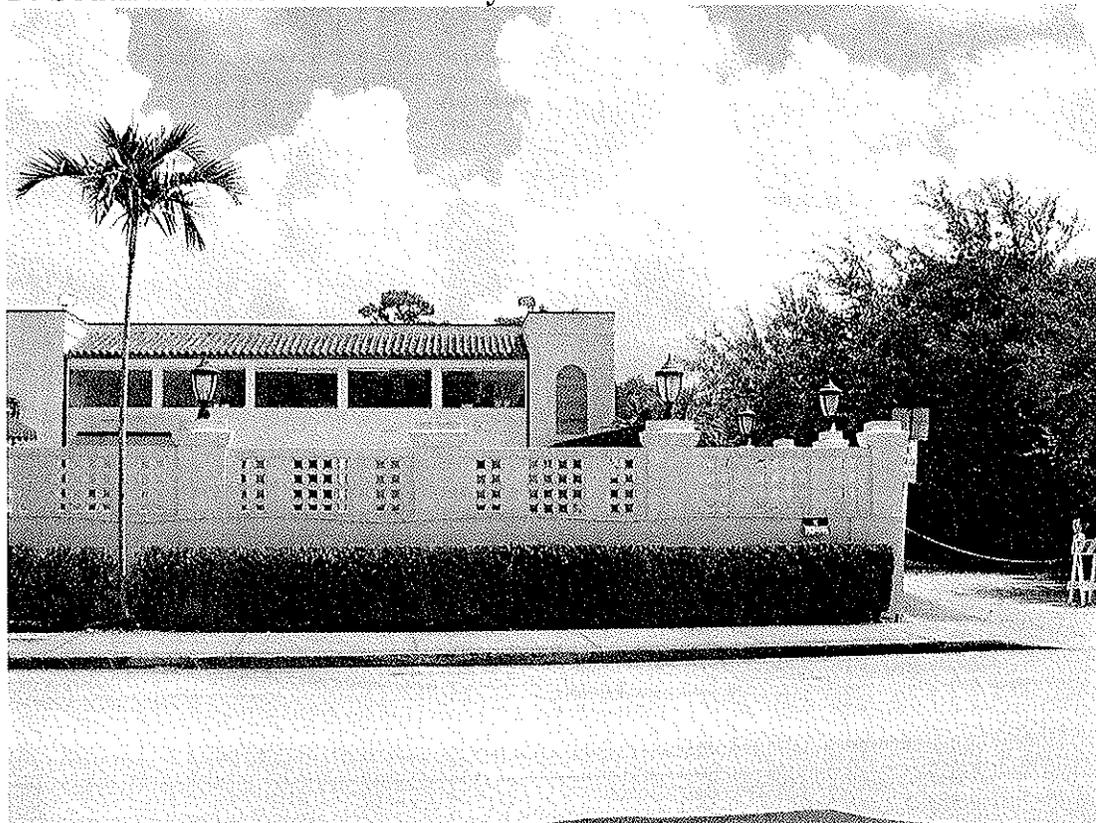
8 South Elevation-N. Greenway



2 South Elevation-N. Greenway



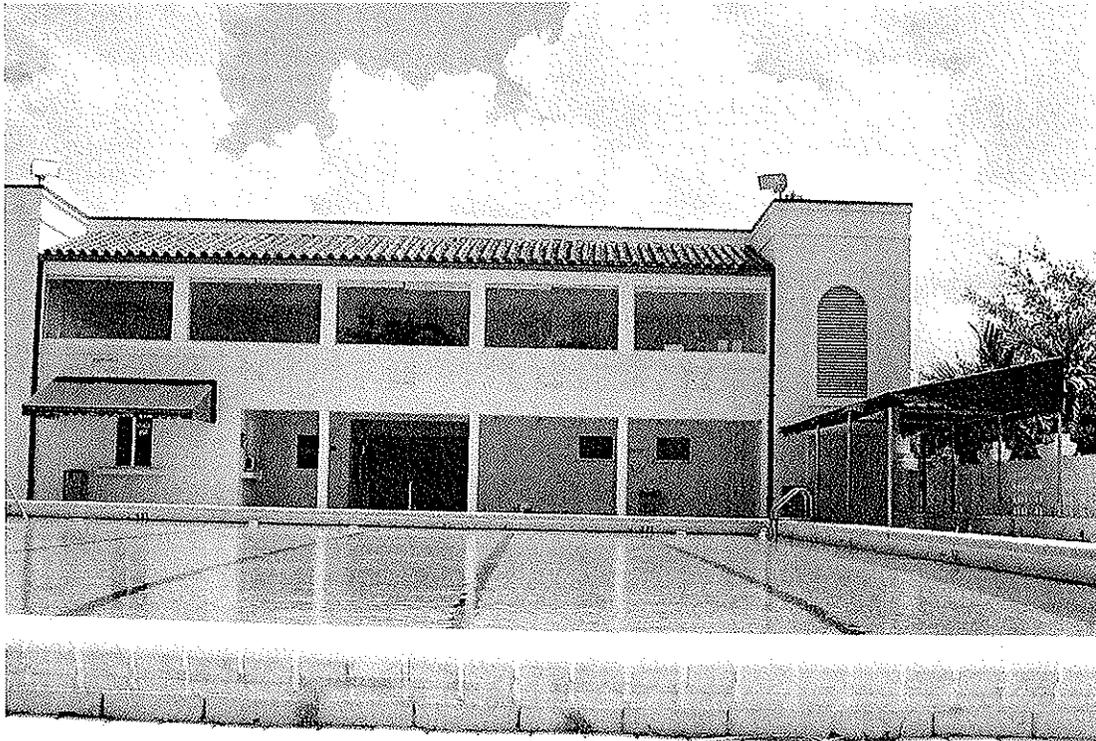
14 South Elevation-N. Greenway



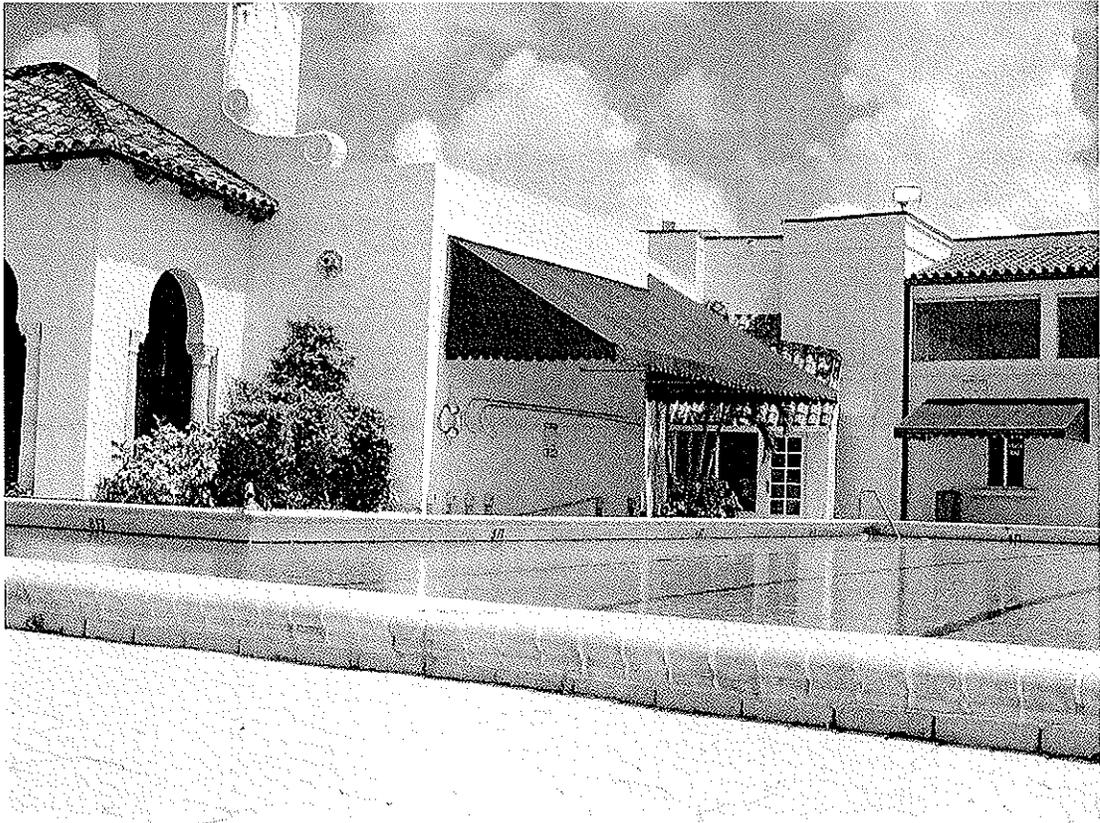
15 South Elevation-N. Greenway



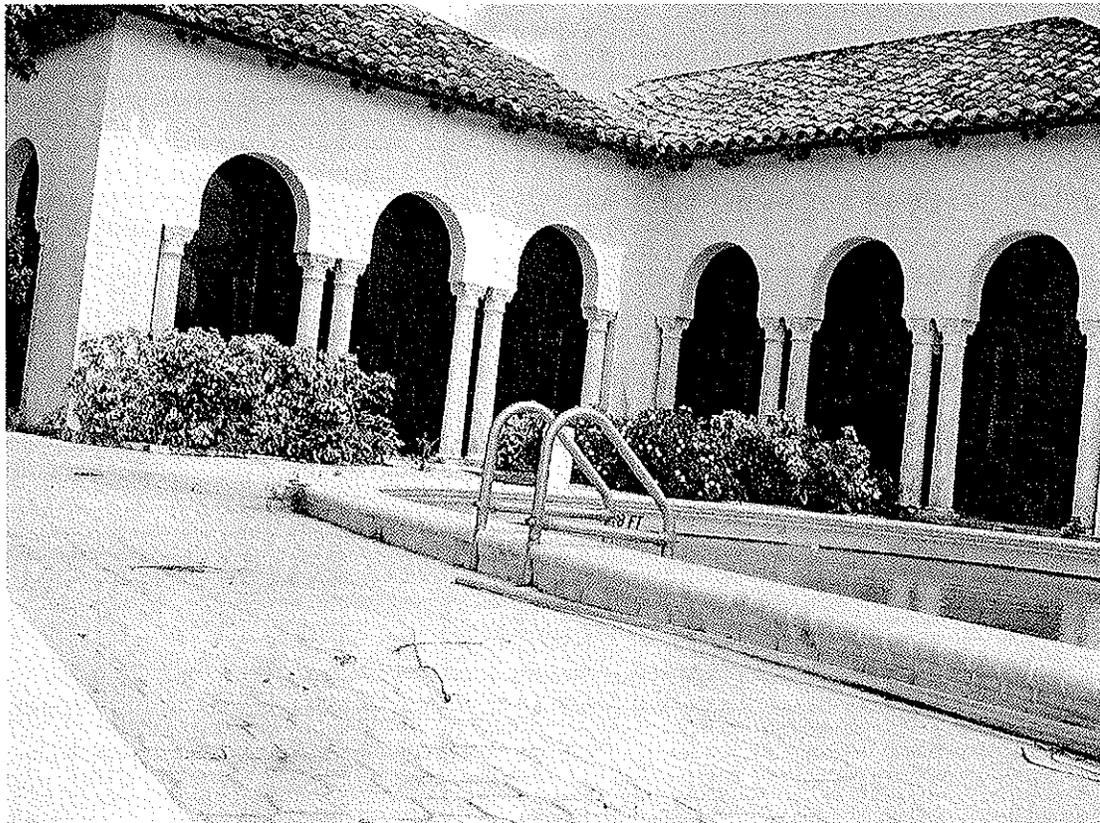
18 Next Door Neighbor-N. Greenway



19 South Elevation-Inside Screenwall At Pool



20 South Elevation-Inside Screenwall At Pool



21 South Elevation-Inside Screenwall At Pool



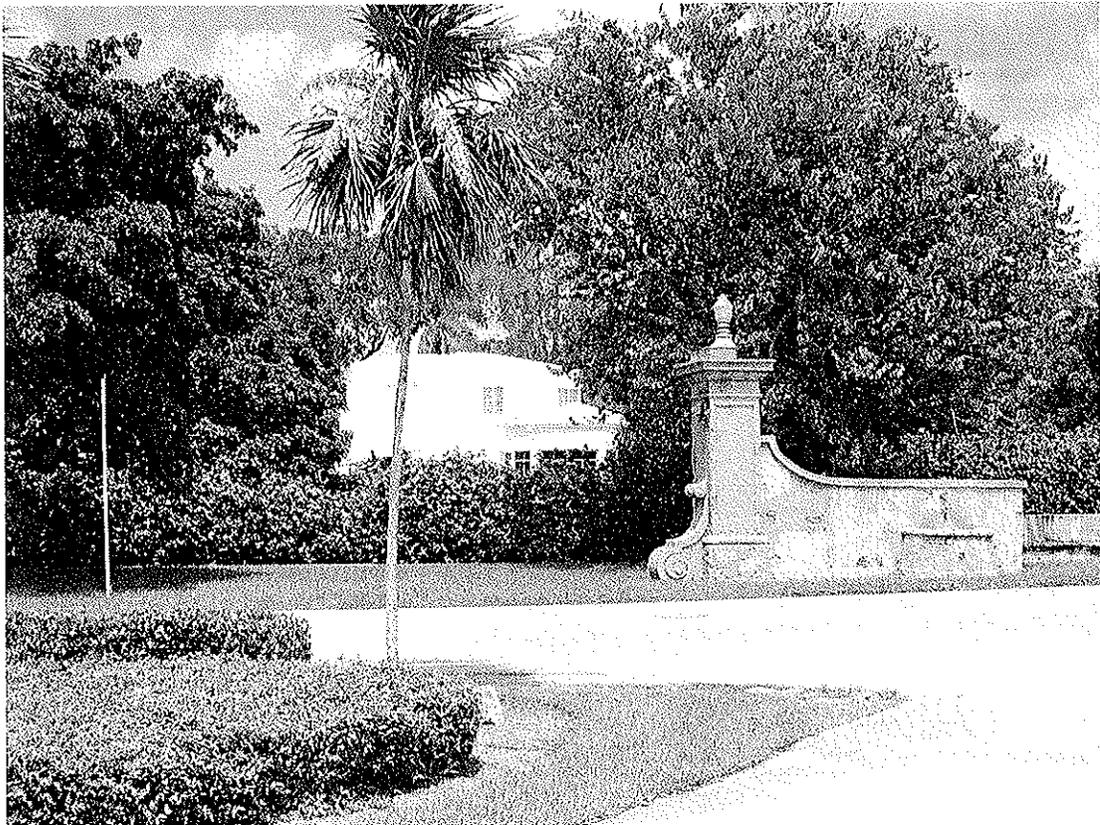
23 Granada Golf Across Street N. Greenway



28 Across The Street Granada



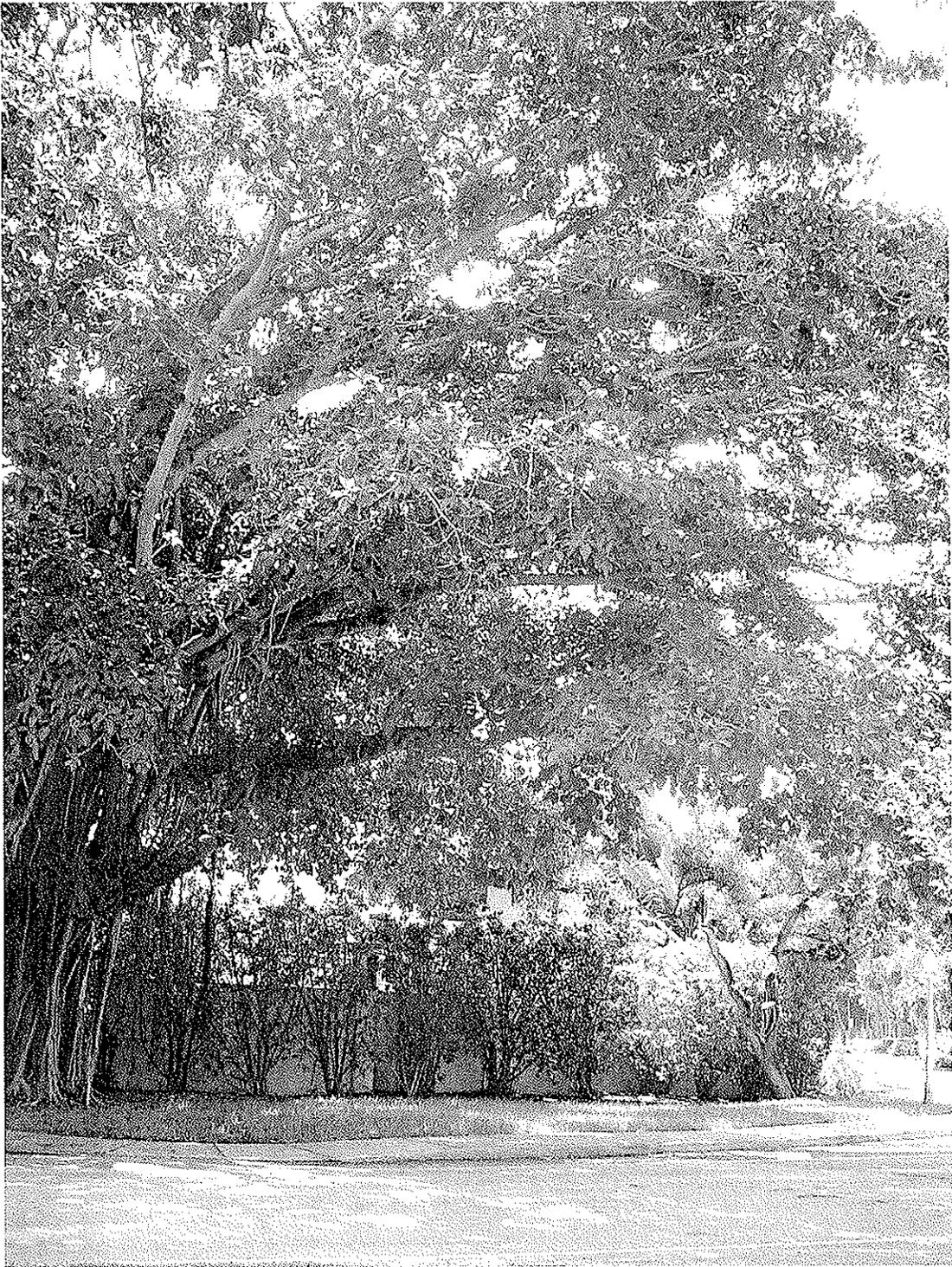
34 Across The Street Granada



35 Across The Street Granada



30 West Elevation-Granada



57 West Elevation-Granada



59 West Elevation-Granada



42 West Elevation-Inside Screenwall



44 West Elevation-Inside Screenwall



52 West Elevation-Inside Screenwall



53 West Elevation-Inside Screenwall



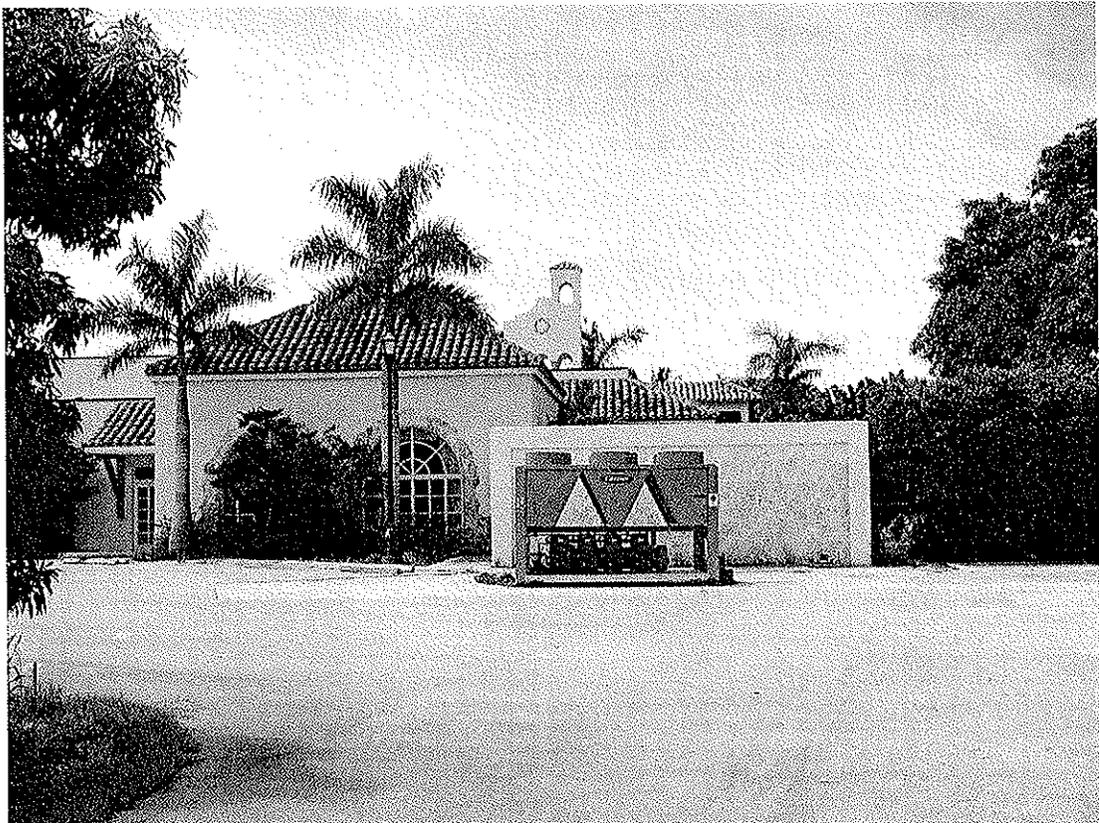
69 Across Street Alhambra



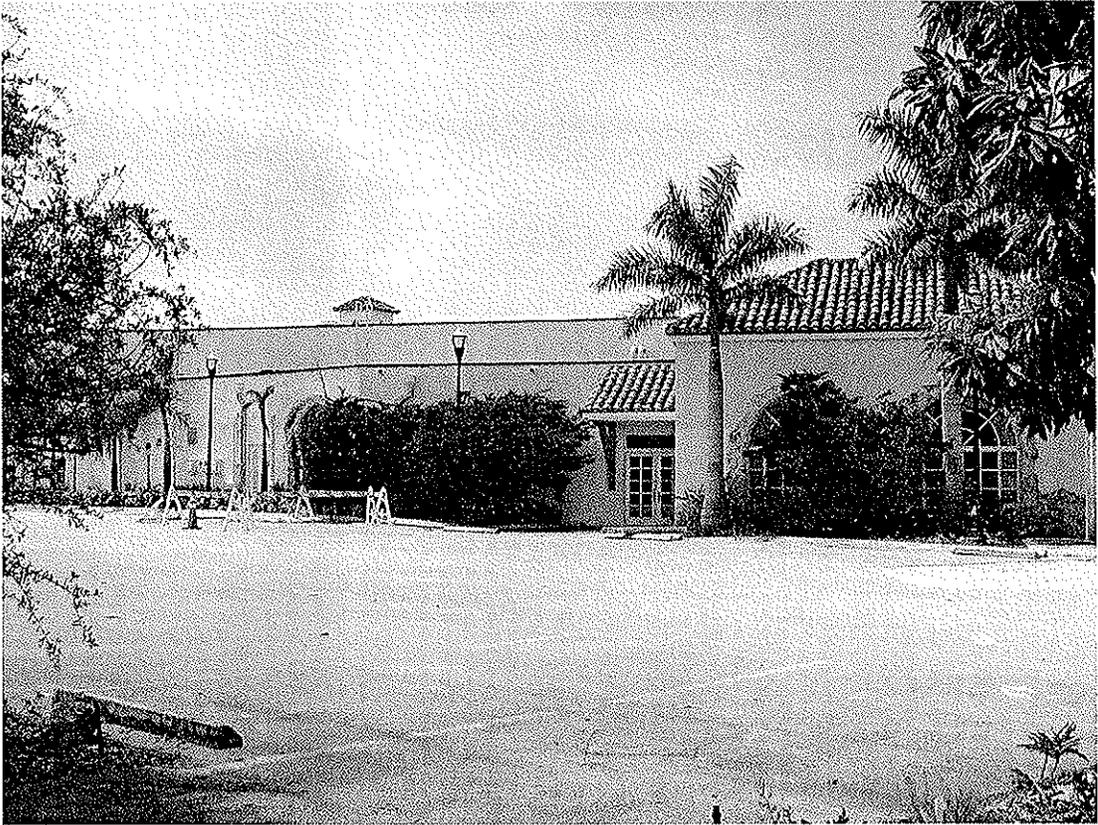
70 Across Street Alhambra



71 Across Street Alhambra



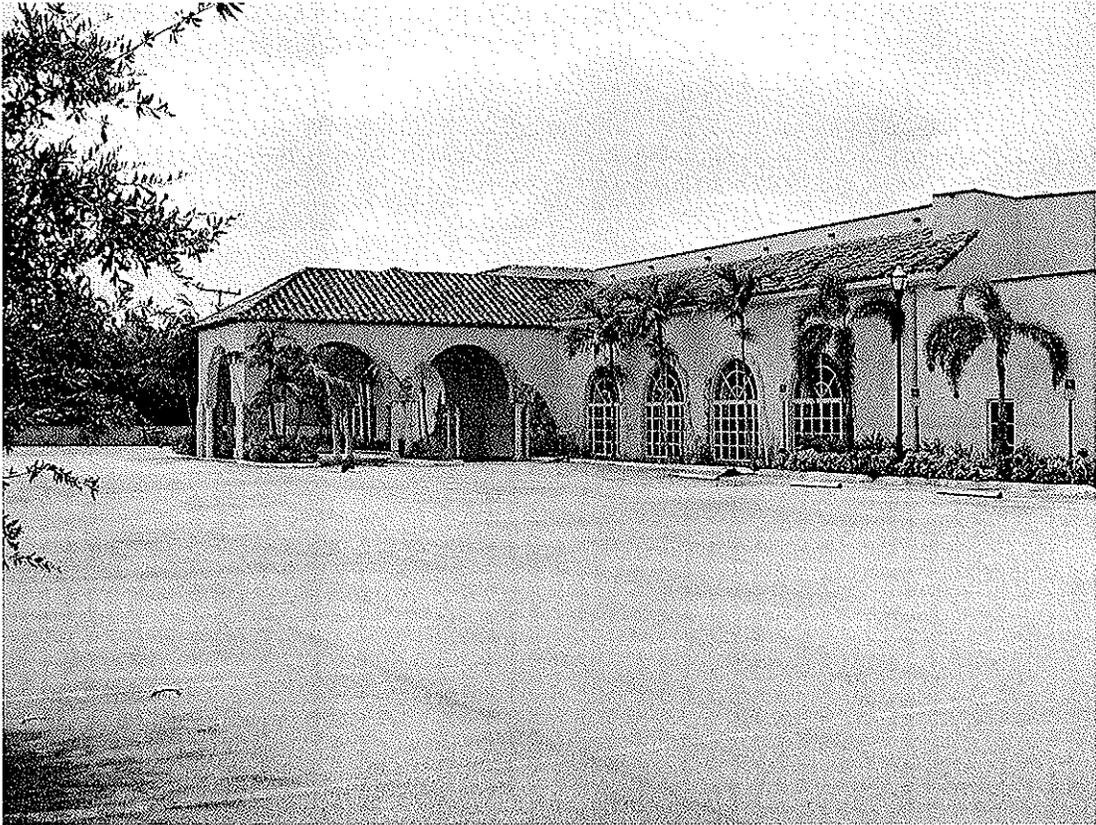
62 North Elevation



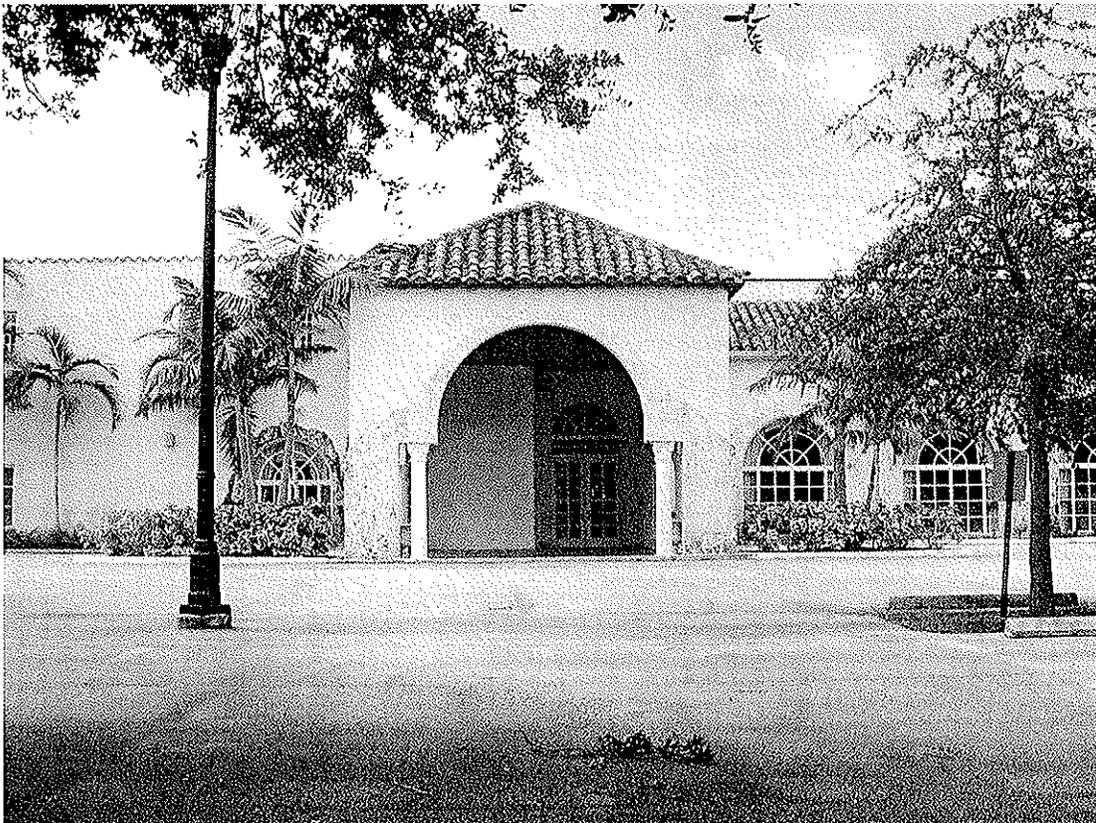
63 North Elevation



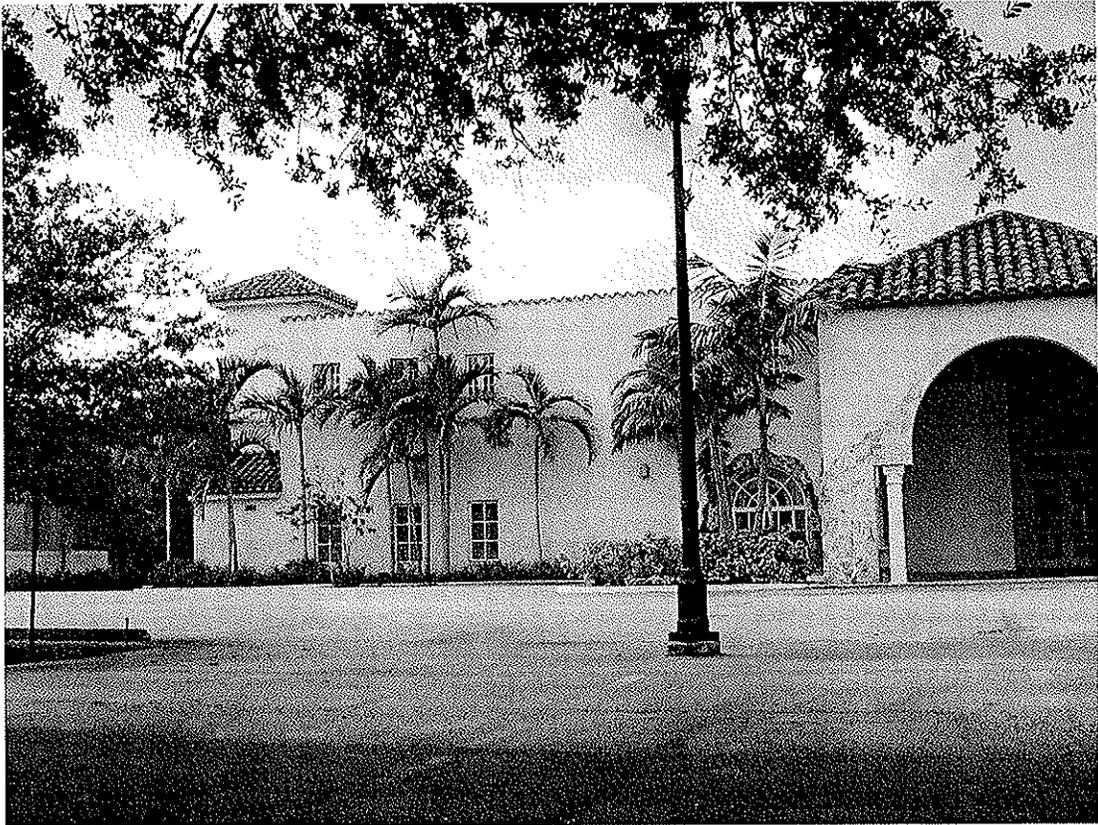
67 North Elevation



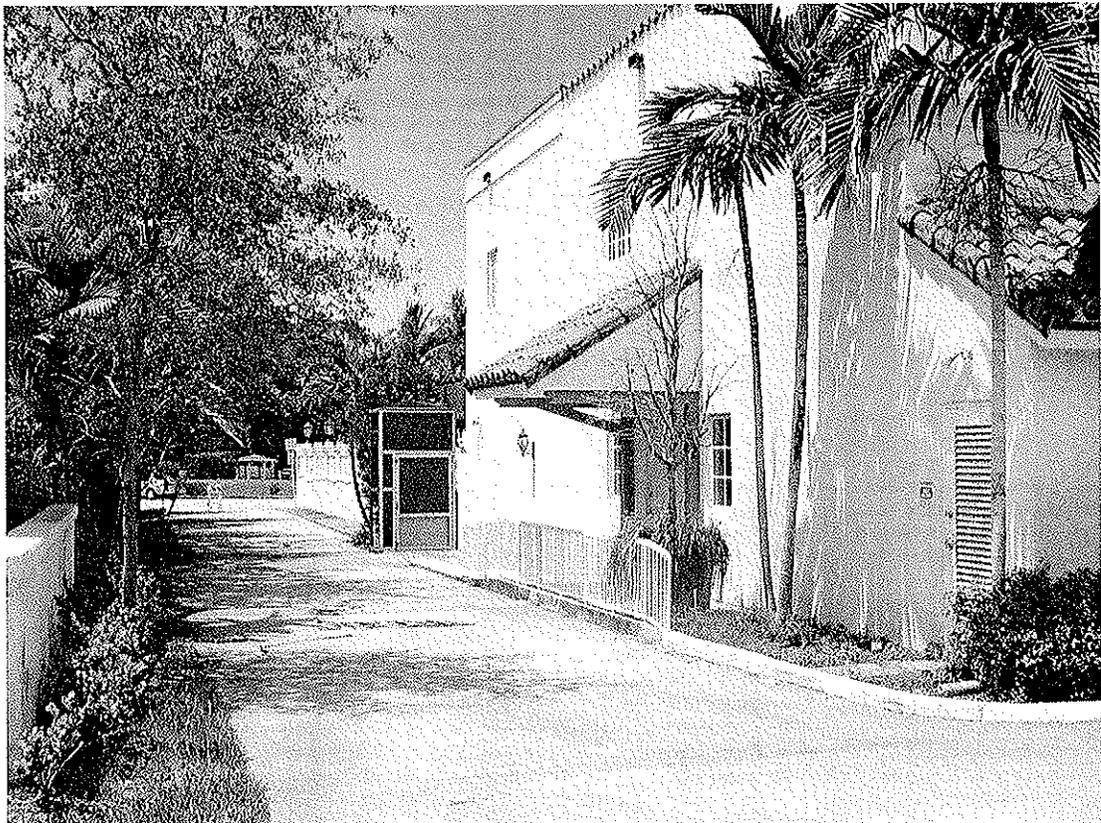
68 North Elevation



83 North Elevation



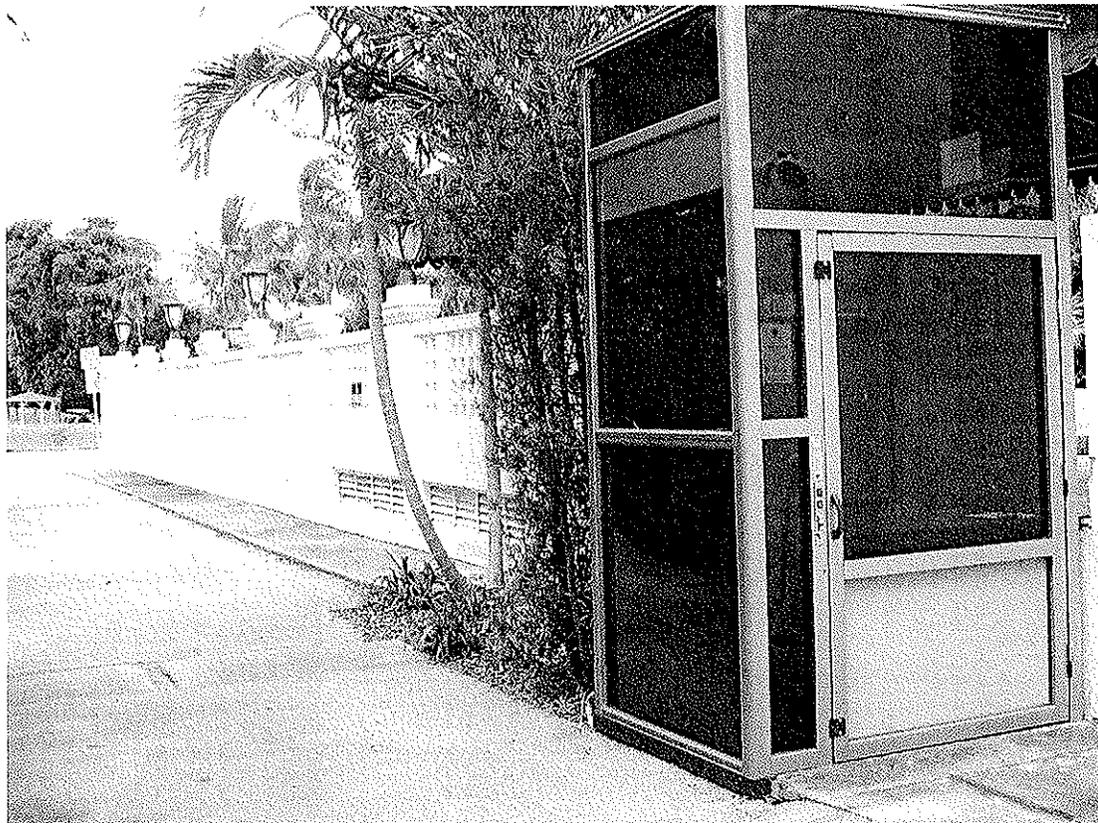
82 North Elevation



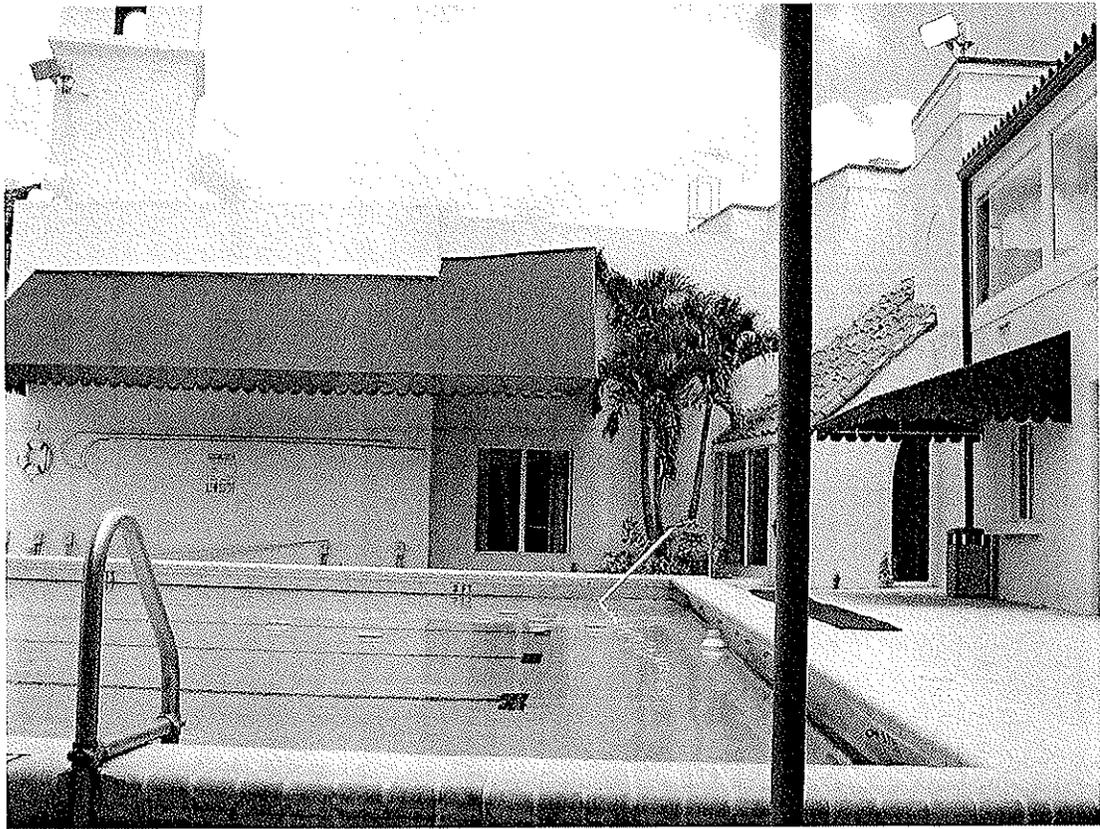
81 East Elevation



99 East Elevation



100 East Elevation

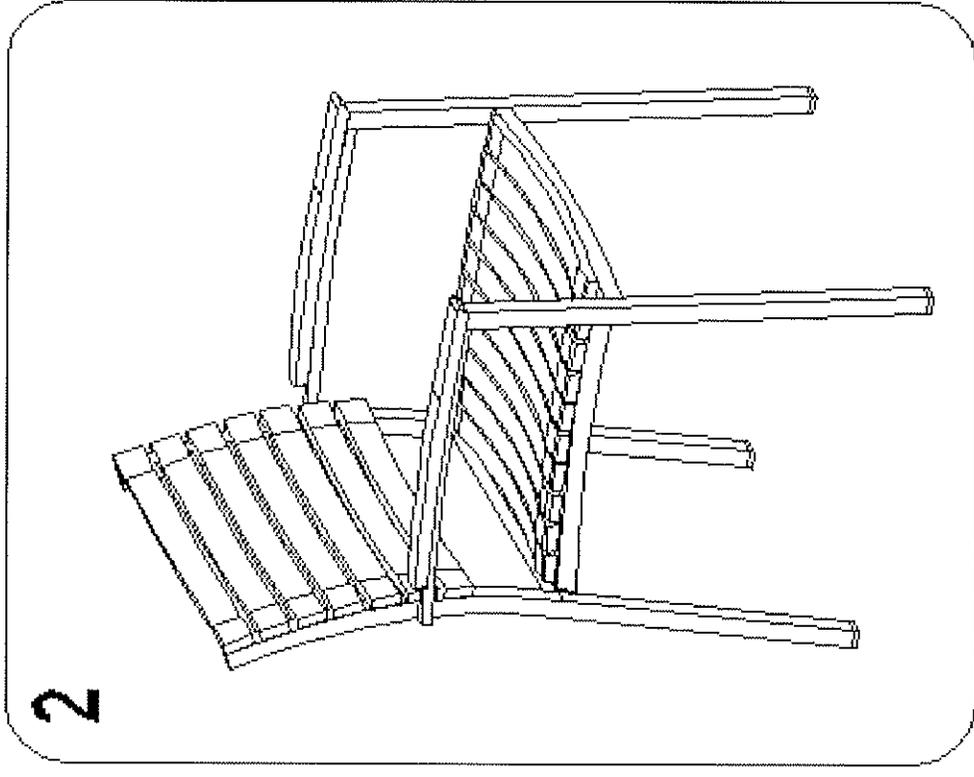
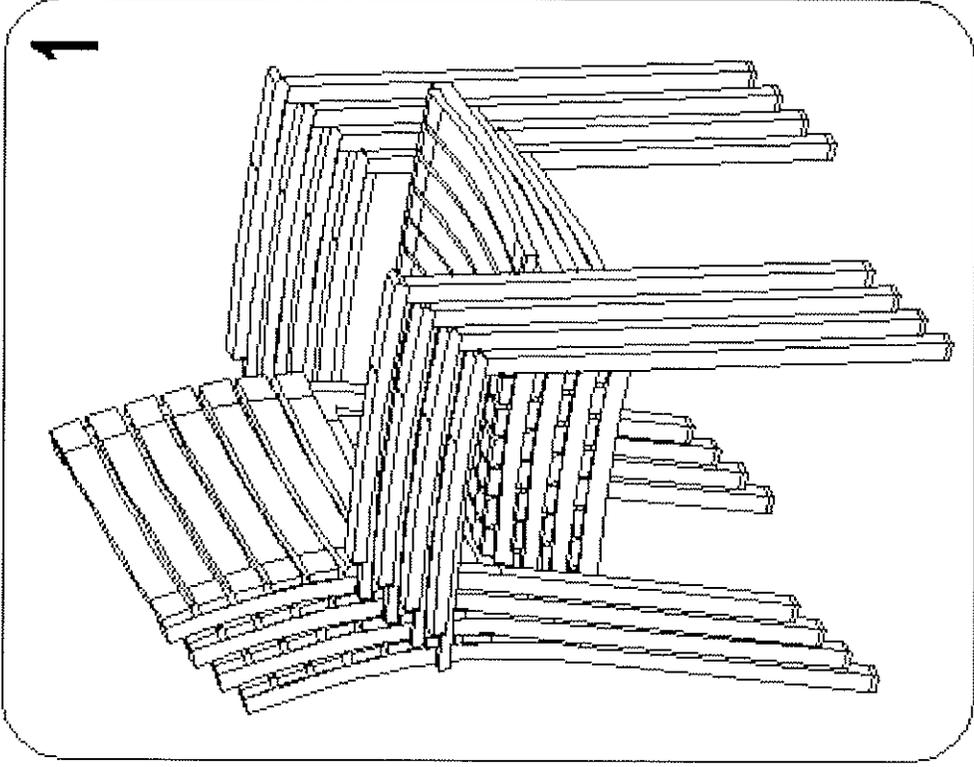


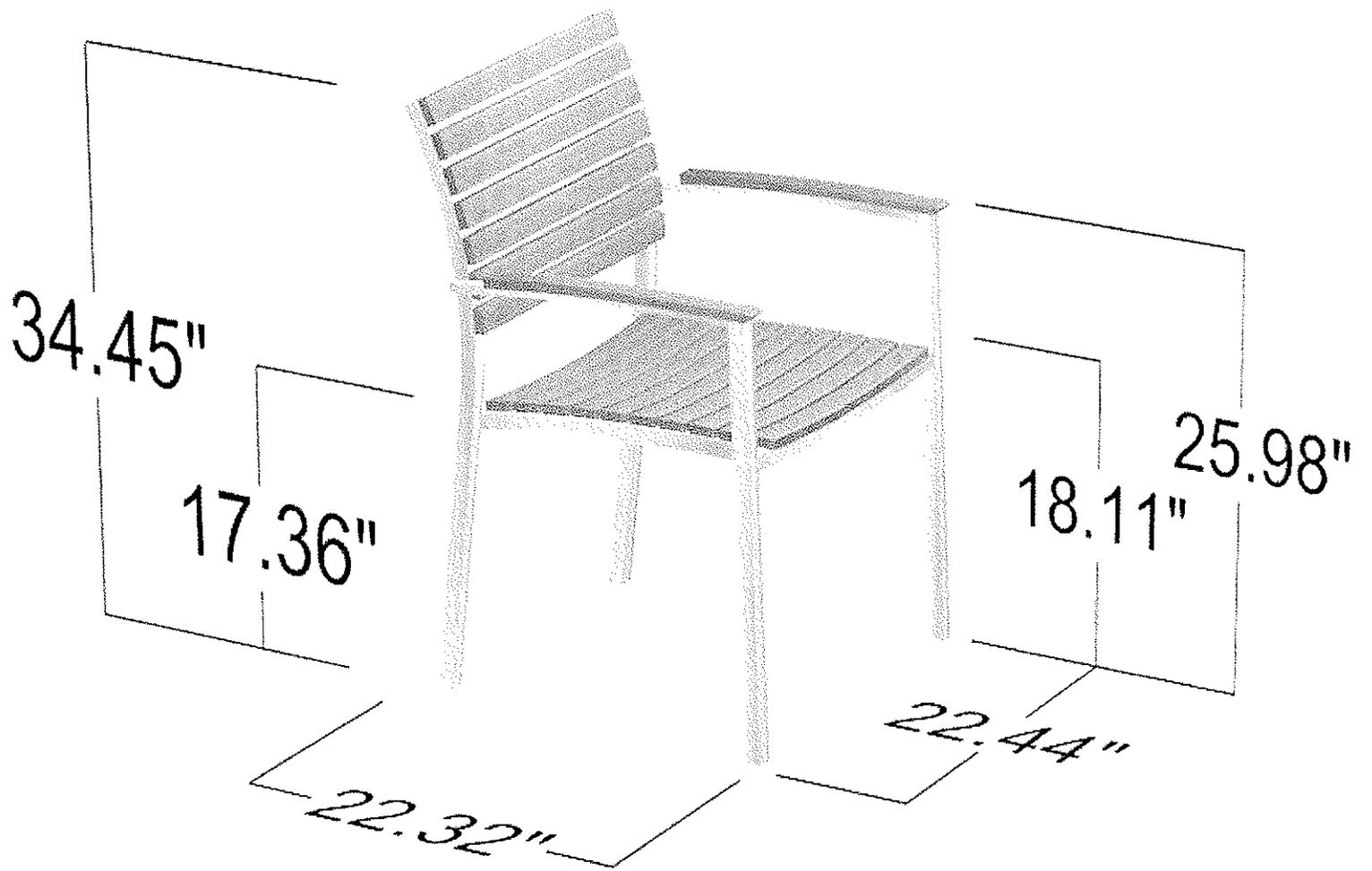
103 East Elevation Inside Screenwall At Pool



104 East Elevation Inside Screenwall At Pool

22007_VOGUE_STACKABLE_ARMCHAIR







VOGUE SQUARE TABLE

Product ID 25190

Measurements

35.50" W x 35.50" D x 29.50" H

Weight 47 lbs

Assembly

No assembly required.

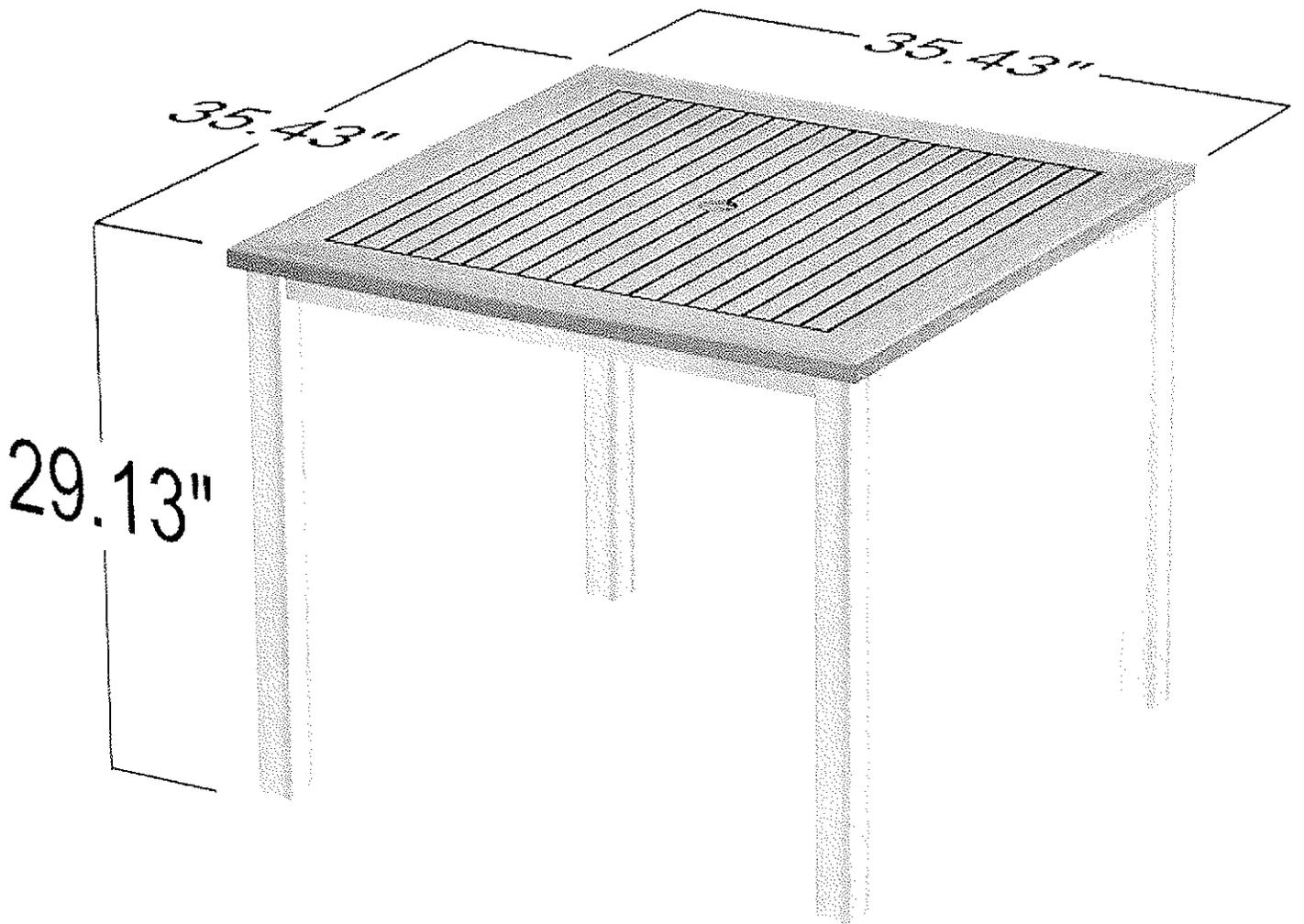
Material

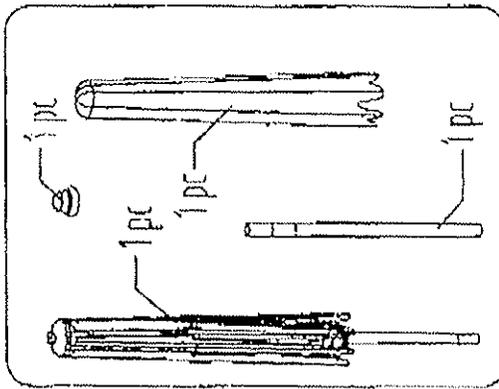
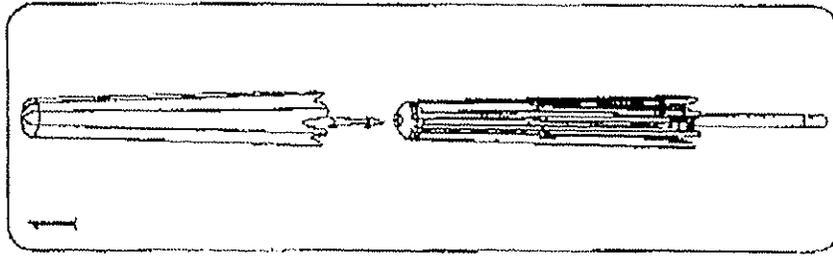
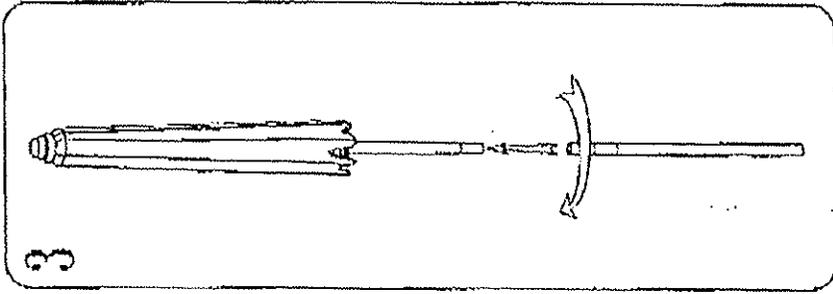
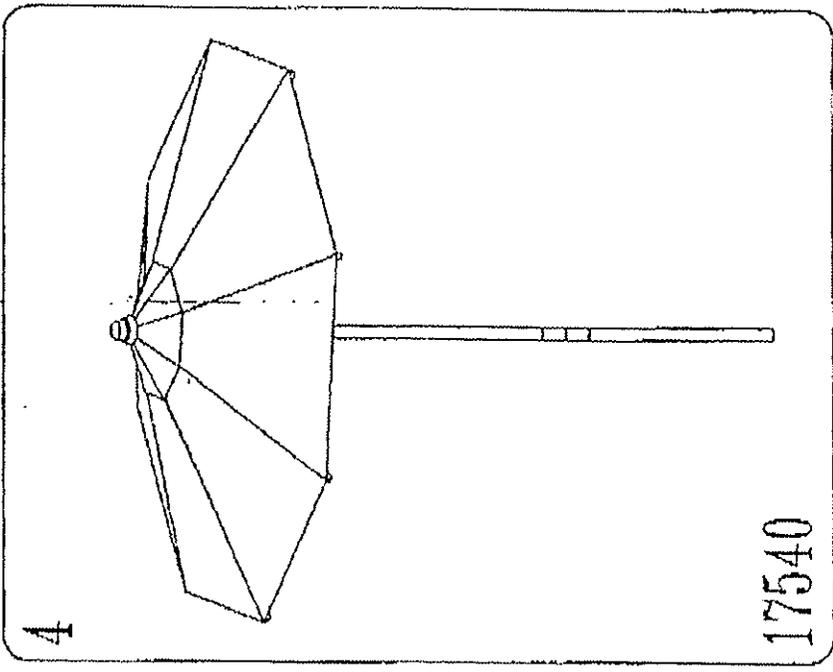
Premium teak from renewable plantations
Premium Grade Stainless Steel

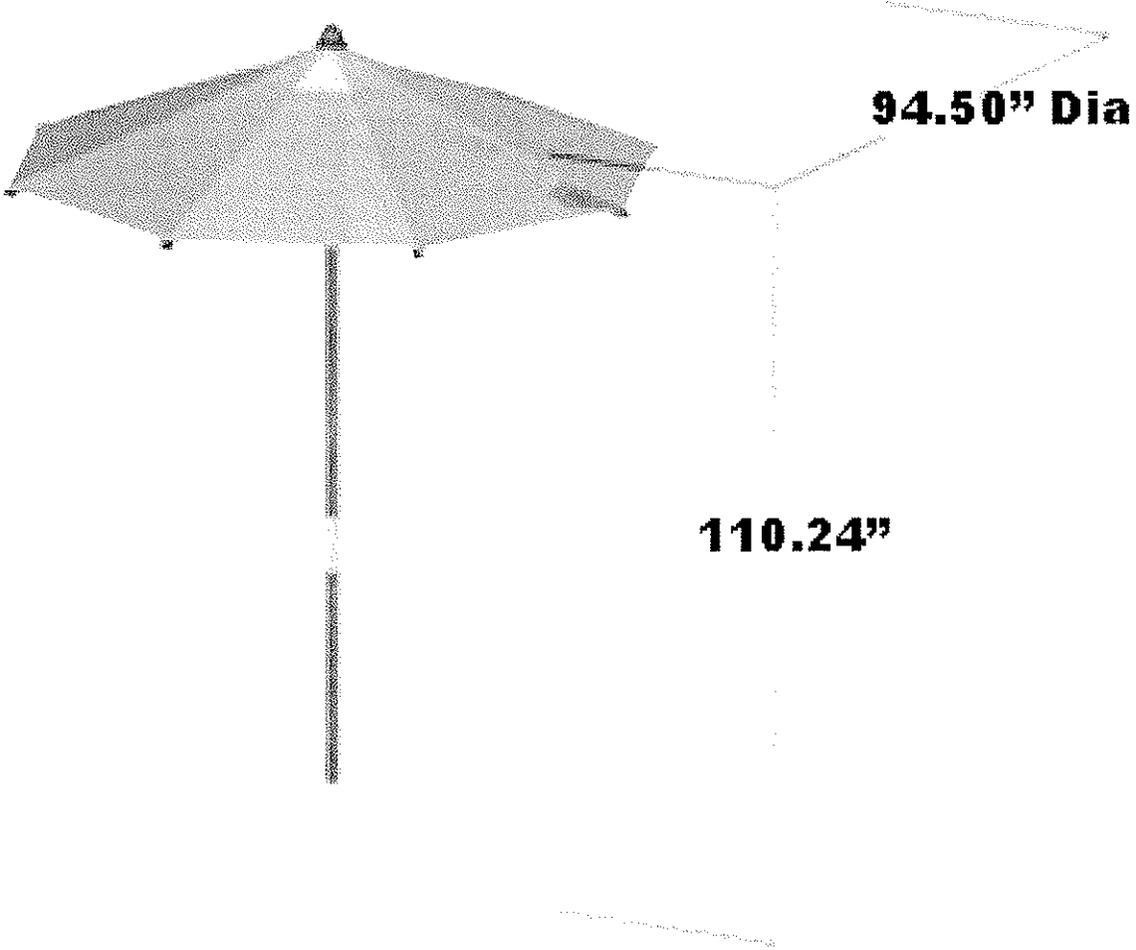
	1-888-592-TEAK		www.westminsterteak.com
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WESTMINSTER TEAK, USA. 1415 N. OHIO AVENUE, LIVE OAK, FL. 32064

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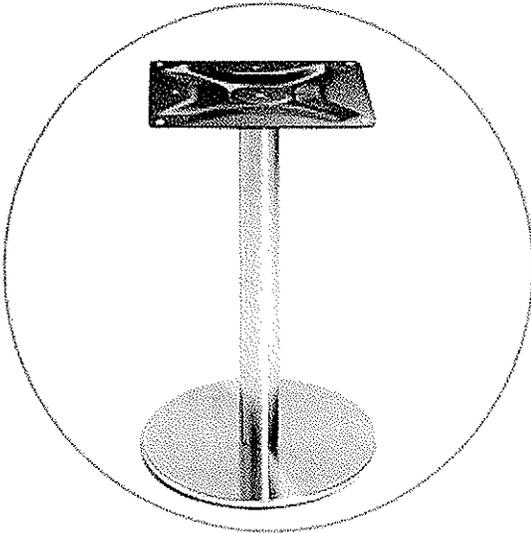
94.50" Dia

110.24"

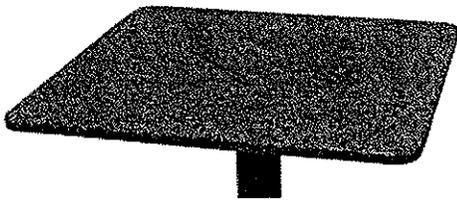


Ted Faust

Subject: RFL450 - Stainless Steel Table Base and 24 x 36 Granite Table Top by tablebases.com



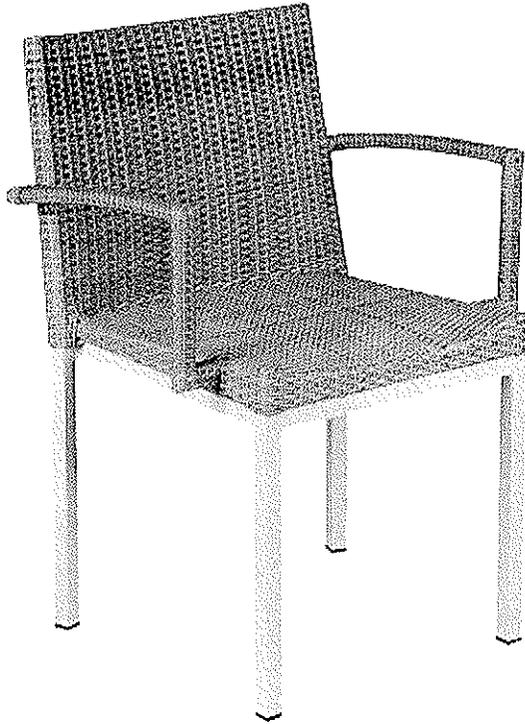
Model	RFL450 - Stainless Steel
Description:	450mm Stainless Steel Disk Base
Availability:	Usually ships in 2 - 3 business days
Base Bottom:	Powdercoated Steel with 304 Stainless Steel Cover
Column:	3"dia. 16ga. Stainless Steel
Finish:	Brushed Stainless Steel
Glides:	Adjustable Black Plastic
Outside Use:	Yes
Spider / Mounting Plate:	12" x 12" Steel Plate
Spread:	17 3/4"
Weight:	49
Height	28"



Model	24 x 36 Rectangular Granite Table Top
Manufacturer:	CT&T
Edge Detail:	Chamforded Edge - slightly beveled top and bottom
Weight:	100
Finish	Tiger Skin Yellow

Ted Faust

Subject: Doppo Outdoor Dining Armchair



Doppo Outdoor Dining Armchair
Product ID: GK1910

Doppo Outdoor Dining Armchair

Doppo aluminum wicker outdoor dining armchair. Commercial grade outdoor dining chair. Aluminum profile structure painted with two coats of polyester paint. Modern and simple design. Outdoor wicker withstands harsh weather conditions. Just hose it down for cleaning. Doppo outdoor dining chair is a modern choice. Commercial grade durability. Preferred by restaurants and hotels. Doppo outdoor armchair is available in two colors: Ivory frame with natural wicker or charcoal gray frame with etna wicker.

- Material: Outdoor Wicker
- Doppo Outdoor Dining Armchair is from Doppo Collection by Evolutif.
- Seat Depth: 23"
- Seat Width: 23"
- Chair Height 32"
- Chair Weight: 35 lbs.
- Color 1: Ivory Frame/ Natural Wicker
- Color 2: Charcoal Grey/ Etna Wicker
- Doppo Outdoor Dining Armchair is **stackable**.
- Price shown is for each item in set.
- Doppo Outdoor Dining Armchair is sold in minimum sets of 2.
- Doppo Outdoor Dining Armchair ships in 4 weeks.
- **Order Doppo Outdoor Dining Armchair TODAY & get FREE SHIPPING!**

